



Serpentine Court Steering Group

Tuesday 2nd April 2019

Minutes

Residents: Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Shannon McCaul (Deputy Chair), Sharon Jordan (Deputy Chair), Nasteexo Cabdi, Joan Forsyth, Robyn Goodwin, Nadia Hardi, Pauline Wright, Mohamed Rohim, Ronke Oludapo, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes), Priscilla Oppong (observer), Rugaya Abubakar (observer), Halimah Saeed (observer)

Staff and advisors: Anne Bircham (MKC), Robert Denby (MKC), Martin Stannells (MKC/YourMK), Kevin Farrell (Tpas)

Apologies: Sandra Mavunga, Mercy Zvenyika, Emma-Jane Flynn (Tpas), Teresa Evans (observer)

1. Welcome, introductions and ground rules

The previous minutes were agreed as a true record.

Matters arising:

Visits to other regeneration projects: Kevin reported HTA's proposal to move the date of the visit to Cambridge to Tuesday 14 May. He handed out a draft programme which had been prepared by HTA. SCSG agreed to the change of date and approved the itinerary. Leanne Farrell of Tpas will be contacting every SCSG member to check their availability and will be taking the bookings. The final itinerary will be discussed with HTA at the next SCSG meeting.

KF

Home loss payments: Lizzie Brown had spoken with Kevin before the meeting to reassure him that she has been working with colleagues at MKC to organise the workshop on home loss payments and rents. She hopes to be able to announce a date in May, shortly.

LB

Cassy reported that she had contacted Cllr Darlington regarding the walkabout action plan and she was awaiting a reply. The plan will be monitored by LIP, moving forward.

A survey will take place, probably during the summer of 2019, to include all residents on the Lakes Estate. This survey will build on and widen the information gathered at the Play and Leisure drop in held at The Warren in February 2019. A company called RPS is currently working on potential costings for future estate –wide improvements in the public areas. RPS information will



contribute to the design of the survey questions. This will mean that the survey information when gathered should be achievable, realistic as well as representative. It is hoped that as many volunteers as possible from the SCSG and LIP can help carry out the survey.

AB

2. Development Update

Danielle welcomed Martin Stannells (Development & Project Manager) and Robert Denby (Senior Development Manager) to the meeting. They explained their roles and gave a progress report on the development of the new-build sites.

Robert explained that he reports to Michael Kelleher, Director of Housing & Regeneration. The Development team currently consists of Robert and Martin, and they are in the process of recruiting another 2 members of staff.

HTA is currently working up the numbers for each site, and Robert and Martin have been looking at the data that has been produced. There are 5 sites on the Lakes estate outside of Serpentine Court. The figures shown in Appendix 1 are current and may be subject to change before submission for planning permission.

The leaseholder offer is being looked at in the next couple of weeks and MKC will try and tailor offers.

The development proposals will go to Cabinet in June or July and that's when the finances will become public.

A detailed planning application will be made in September 2019. The planning application should be decided by March 2020, and there should be starts on some sites in the Summer 2020 and finishing at the end of 2021. The demolition is planned to start in 2022.

MKC needs to do the financial viability study, because it's a large scheme and some homes will be for private sale. The Council would like the estate to be mixed with private and affordable homes.

MKC will be appointing consultants to provide sales and commercial advice and to challenge the proposals. It's been done elsewhere, and the consultants will be appointed in the next 2-3 months.

There will be a Local Lettings Policy (LLP) and in July this year, a red line will be drawn around those homes which will require re-housing and will be included in the LLP. There will be no new lettings after this July unless the tenants are given a licence.



Q&A session

Q. What happens if people's Housing Needs Assessment changes?

A. There is capacity to deal with changing circumstances. MKC will go back to households and check for any changes.

Q. Are we allowed to know where the blocks of flats will be located?

A. Yes, they will be located on or near to the Serpentine Court site.

Q. Are there any ground-floor flats in the plans?

A. Yes, there are some ground-floor, 1-bed flats on the Serpentine Court site.

Q. Are you building any bungalows?

A. No.

Q. How many floors will the flats have?

A. No higher than 5 storeys. One of the blocks may be for private sale and another may house older people. Most will be 3-4 storeys.

Q. Will there be a Post Office?

A. MKC can design the shell, but we don't know what businesses will be interested. We don't want empty ground-floor units. 4 people have come forward and expressed an interest in setting up businesses. The rent will be market rent.

Q. Do you know what you will charge per square foot for commercial units and will you reduce the rents?

A. The Council's Commercial team will look at that. They could look at rent holidays or lower rents. The offer will be made at local rates for a shell.

Q: Will the blocks of flats have lifts?

A. Blocks above 3-storeys will have lifts and they won't have cladding.

Q. Will I still be able to move using the HomeSwapper scheme after the LLP is introduced?

A. Yes.

Q. Can tenants move off the Lakes estate under the LLP?

A. Yes.



Q. Will there be an offer for private tenants?

A. There is no offer at the moment and MKC has no obligation to make an offer. The policy will have to be worked through by Heledd Williams, (Housing, MKC). The Council is taking legal advice and the offer should be sorted in the next 3 months.

Q. Following on from the completion of the Housing Needs Assessment, how will MKC decide which development sites I am allocated?

A. Nothing has been decided about which area tenants will move to, that will come later.

3. SCSG Priorities for 2019 - Workplan

Kevin distributed the second version of the work plan, which he had worked on with Lizzie Brown (MKC). She had previously proposed a work plan document listing the 6 priorities identified by SCSG. The plan now includes a calendar of workshops for 2019. SCSG agreed the latest version of the plan, including a workshop on MKC policies on Wednesday 8 May at 6pm.

Kevin and Lizzie will finalise the plan during April and bring it back to the next SCSG meeting for sign-off.

4. Project update

HTA will be attending the full Bletchley and Fenny Stratford Town Council meeting on Tuesday 4 June. Subjects to be included are landscaping, planning, timetables.

SCSG

A Lakes Stakeholder meeting is to be held at Spotlight on 17 April at Spotlight 1-2.30pm. All the local schools, local groups, organisations, police, health, family support teams have been invited to attend.

KF/LB

An invitation has been sent to the SCSG to attend the Big Conversation workshop on 5 April.

Part of estate regeneration includes working together to reduce anti-social behaviour. Posters have been put around and are available from Anne Bircham to encourage everyone to call 999 if you spot a crime being committed and encourage friends and neighbours to do so, too.

5. Report from the Regeneration Cabinet Sub Committee

Emma-Jane attended the Regeneration Cabinet Sub Committee with Danielle and Nadia on 21st March.



Danielle took the meeting through the key points and praised Nadia for the way in which she had delivered her LIP report. Nadia thanked Danielle and said she thought the sub-committee had listened to her. Danielle called on the representative of the Lakes Residents Association, who was present, to work closely with SCSG and LIP.

Danielle asked SCSG members to look at the minutes when they were posted on the MKC CMIS system.

6. Tpas Independent Advisor report

Kevin has spent the last month helping to organise the Cambridge trip, liaising with Lizzie over the SCSG workplan and beginning work on the next stage of the Resident Charter. He had organised an initial workshop to look at the Council's responses to Section Two, Parts One to Three, which covers tenants, to be held on Wednesday 10 April. He had also asked Lizzie to provide a response to Section Two, Part Four, so he can contact the Leaseholder Group, and ask the members if they would like to meet with Council officers, too.

KF

7. Any Other Business

Question time

In relation to the questions posed at the last meeting. Anne provided a record of the questions raised by Teresa Evans of Serpentine Court, at the Regeneration Cabinet Sub Committee, in relation to the Resident Charter and Equality Impact Assessments, and the responses provided by Michael Kelleher, Director of Housing & Regeneration (see Appendix 2).

Kevin confirmed that he had received a late submission for this SCSG meeting from Teresa, just before the meeting started. She was unable to attend and sent her apologies. Kevin had not had time to read or digest the contents of the submission and he had passed it to Danielle, as requested.

Date and times of next meeting

- Tuesday 7th May - 6.30-8.00pm (refreshments 6.00pm onwards) at Spotlight
- Guests: HTA Design



Appendix 1

Table: Breakdown by Bedroom Size for Lakes Estate Regeneration

Name	1 bed	2 bed flat	2 bed house	3 bed flat/maisonette	3 bed house	4 bed house	5 bed house	Total
Phase A Serpentine Ct (adjacent to Windermere Drive)	49	67		20	13	4		153
Stoke Road	23	45		5	23	9		105
Drayton Road	9	18			15	7		49
Skene Drive					4	2	2	8
Melfort Drive	6	10	12		22	6		56
On Serpentine Ct Site – Phase B	76	112		78		6		272
Total	163	252	12	133	77	34	34	643

*The above figures are as at 02.04.19 and may be subject to change



Appendix 2

Regeneration Cabinet Sub-committee – January 2019

The question from Teresa Evans, Serpentine Court, was recorded as follows:

With reference to the Ministry of Housing, Communities and Local Government confirmation that it was expected as good practice that a Residents Charter would be agreed before a Ballot was held, and an explanation of why a Ballot for a Serpentine Court was held in advance of the Residents Charter being agreed.

Answer

The Service Director (Housing and Regeneration), explained that it was best practice that a Residents Charter should be agreed prior to a Ballot, however, it was important to note that it was not a legal requirement. Unfortunately, the Council was only ever in a position to influence or direct the process from 1 October 2018 when the Community Partnership Team came back in to the Council. By this time, the date of the Ballot had been agreed, but no work had been done on developing a Charter. In future, a Residents Charter would always be agreed before a Ballot was agreed.

Regeneration Cabinet Sub-committee – March 2019

The question from Teresa Evans, Serpentine Court was as follows:

I am aware that a Residents Charter and a Ballot are not legal requirements. However contrary to the Service Director (Housing & Regeneration) assertion that work had not begun on a Charter for Serpentine Court before a Ballot was held, Kevin Farrell (Independent Advisor to residents of Serpentine Court) indicates otherwise.

Kevin confirms that the Serpentine Court Steering Group (SCSG) first session to undertake work on the Residents Charter was held on July 17th 2018. Additionally, SCSG meeting minutes reveal that work continued in August and September. Collectively this is after the Council made public it's "offer" to residents in June, and before the Ballot was held in November 2018.

The law imposes a duty on public authorities to undertake an Equality Impact Assessment (EIA) before making decisions. The Council has confirmed that an EIA has not yet been undertaken.

In light of that duty, does Cllr. Long agree that an EIA should have been undertaken before the Council made a decision about what it would "offer" residents of Serpentine Court in the event that they voted for partial or full redevelopment of their homes?



Appendix 2 continued.

Answer

I am aware that the Council's Corporate Equalities & Diversity Officer emailed Ms Evans on 30 November 2018 in which he provided a substantial answer to this question. In his email he confirmed:

1. A number of Equality Assessment have been completed, and more importantly due regard was made in all those decisions as the strategy and plans were developed
2. The Cabinet has agreed an outline timetable following the ballot in November 2018.
3. If the Cabinet proceeds there are two important decisions yet to be made:
 - a. Submission of a planning application
 - b. The actual decision to proceed

I confirm that a planning application is likely in summer 2019 and that cabinet (or sub-committee) approval will be sought in advance, with a final decision expected in winter 2019/20 once final costs and implications are known. A further Equality Assessment will be undertaken as part of this process. Before then, further meetings will be held with all residents, including leaseholders of Serpentine Court, to discuss their individual circumstances