



## **Serpentine Court Steering Group**

**Tuesday 7<sup>th</sup> May 2019**

### **Minutes**

**Residents:** Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Shannon McCaul (Deputy Chair), Sharon Jordan (Deputy Chair), Nasteexo Cabdi, Joan Forsyth, Robyn Goodwin, , Pauline Wright, Mercy Zvenyika , Ronke Oludapo, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes), Priscilla Oppong (observer), Jan Power (observer), Stacey Colburt (observer), Jean Wallace(observer), Tina Harper (observer), Kirsty Turney (observer), Zain Ginsburg (observer), Jason May (observer)

**Staff and advisors:** Anne Bircham (MKC), Lizzie Brown (MKC), Kevin Farrell (Tpas), Jonathan Rees (HTA Design)

**Apologies:** Sandra Mavunga, Nadia Hardi, Emma-Jane Flynn (Tpas), Cllr Emily Darlington

### **1. Welcome, introductions and ground rules**

The previous minutes were agreed as a true record.

Matters arising:

Visits to other regeneration projects: Jonathan Rees (HTA) reported on the arrangements for the visit to Cambridge on Tuesday 14 May.

Home loss payments: SCSG agreed to delay the workshop on home loss payments and rents until July, for MKC to include actual figures and calculations, rather than just general guidance. Lizzie Brown (MKC) agreed to liaise with the relevant MKC staff and arrange a date for the session.

Resident survey: RPS will be delivering its report to MKC on Friday 10 May 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 and wider Lakes can help carry out the survey.

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## 2. Design Update

Danielle welcomed Jonathan Rees of HTA Design to the meeting. He gave a project progress report covering the timeline, initial responses to the Resident Charter, public consultation activities etc. The details are set out in Appendix 1.

During the presentation Jonathan identified three areas that SCSG might wish to add to the Resident Charter:

- Personalisation – the expectation that the Council will give tenants choice over such items as tiling, flooring, the colour of kitchen wall units etc
- Specify that the gaps left for dishwashers should have the necessary plumbing provided when the home is being fitted out
- An option for fitted wardrobes in bedrooms

Kevin will add these points to the next version of the Charter.

### Q&A session

KF

Q. Will the w.c. be in the bathroom?

A. Yes, the w.c. will have to be in the bathroom to meet building regulations and the bathroom will also have to be set out in a certain way to meet the regulations.

Q. Are solar panels an option?

A. Yes, this is one option under consideration, as well as air source heat pumps and other energy-efficient systems. The fabric of the building is very important. Traditional walls lose a lot of heat, so modern forms of construction are highly regulated through building regulations and planning policy. This is to ensure that homes are environmentally friendly and minimise the loss of heat from homes. Highly insulated walls also help to eliminate condensation problems commonly found in traditional construction.

Q. Does the 'personalisation' approach include flooring?

A. Potentially: the budgets can allow for variations in flooring. MKC is currently looking at the costs of providing flooring, curtains and blinds.

Q. Will there be space for dishwashers, tumble dryers and washing machines?

A. Yes. There will be space for various appliances – fridge freezers too. In some schemes we have provided storage space with room white goods.

Q. Will there be room in the kitchens for dining tables?



A. It depends on the house type. The Resident Charter asks for sociable living space. House type plans presented to residents will need to show furniture to demonstrate typical layouts.

Q. Can we choose to have built-in wardrobes in the bedrooms?

A. MKC will investigate this request.

Q. Utility space is important in homes with open plan kitchens. Tenants don't want to hear the washing machine while they are relaxing in the living room. What do you intend to do about this?

A. For open plan living spaces, we would make sure that there is room for the washing machines within utility or storage cupboards.

### **3. Project update**

Jenna Smith (MKC Resident Engagement Officer) is looking for volunteers to work on the next edition of the tenants Annual Report.

The coffee morning continues to be a success and attendance figures continue to grow. Anne encouraged SCSG members to promote the event.

Anne asked SCSG whether it thought a charge of £2 for physical group activities was reasonable. The group was of the view that £5 per session was certainly too expensive and £2 was a fair charge.

### **4. Tpas Independent Advisor report**

Kevin has held initial workshops with Lizzie and the SCSG Leadership Team to look at the Council's responses to Section Two, Parts One to Three, which covers tenants, and with the Leaseholder Group to discuss Section Two, Part Four. Kevin will organise further workshops for all SCSG members and the Leaseholder Group on Wednesday 15 May. The aim is to have the next draft ready by the start of June and for it to be presented to Cabinet in July.

### **5. Any Other Business**

None.

### **Date and times of next meeting**

- Tuesday 4th June - 6.30-8.00pm (refreshments 6.00pm onwards) at Spotlight

KF