

## **Serpentine Court Steering Group**

Tuesday 3 April 2018

Minutes

Residents: Cassy Elliott (Deputy Chair), Joan Forsyth, Robyn Goodwin, Stella Hoskin, Sharon Jordan (Deputy Chair), Jason May (Observer) Ronke Oludapo, Mohammed Rohin, Danielle Slaymaker (Chair), Pauline Wright

Anne Bircham (YourMK), Kathryn Eames (YourMK), Kevin Farrell (TPAS)

Apologies: Laura Nash

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

Danielle opened the meeting with a welcome and introductions.

The previous minutes were agreed as a true record.

### **2. Project Update**

Engagement levels: Anne reported that the level to date stood at 70% with a target of 80%. The level stood at 40% in October 2017. 5 new households had attended the Easter Update event. Anne also expects the Housing Needs Assessment visits to help sign-post households that haven't engaged with her.

Electoral registration: 12 household members registered at the Easter Update event. Currently, 37 Serpentine Court householders are not registered to vote.

Waterhall Primary School: Anne and Paul Maddock of HTA visited the school on 13 March and engaged with 14 children from Serpentine Court and 15 children from the wider Lakes Estate. They took part in design activities. Anne will be meeting with Tina Day from the school to obtain any feedback.

Anne continues to hold surgeries with at Spotlight every Wednesday (with Kevin) and Thursday from 10.00am – 2.00pm. Kathryn Eames, Head of Regeneration is usually based there on a Tuesday.

The latest project timeline was shared with the Steering Group and Anne ran through the key events. The engagement target for April is 75%. There will be a design event led by HTA in mid-May which will look at building design and materials and a further co-design event is scheduled for 16 July. Anne confirmed that the SCSG members will be invited to support both events.

Danielle reported on the March Project Board meeting which covered the project timeline, the plans for the design event in May, the engagement strategy for the wider Lakes Estate, ways to identify the desired retail provision and SCSG training by Tpas in May.

3. **Waste Management sub group**

Robyn reported that she had received a detailed response from Serco with a set of proposals, including the possible introduction of Eurobins in the car parks. The sub group welcomed the document and it intends to meet to discuss the proposals and formulate an initial response.

The sub group intends to invite the Serco managers on a walkabout to look at each site and fine tune some of the ideas in the proposal. Once this stage has been completed, the sub group will work with Serco and Housing on how to consult the wider Serpentine Court community.

**Action:** Robyn to write to Anne requesting a walkabout with Serco.

4. **Easter Update Event**

Danielle thanked the members of the Steering Group that had volunteered at the event. Everyone who had attended agreed that the event had been a success and there had been real partnership working between YMK, HTA and the SG. It was felt that the SG members had created excitement and shown passion for regeneration.

HTA asked residents to choose their preferred option by placing a sticker in the appropriate box. Every participant chose the demolition option.

Anne reported that 48 residents attended from 39 flats. 2 people from 1 business attended. 9 people came from the wider Lakes/MK area. 1 ward councillor attended. In total 61 people visited the event.

The SG agreed that it would like to replicate the joint-working approach at future events. The volunteers enjoyed taking on different roles, and the visitors liked to see members of the community helping to run the event.

5. **Kathryn Eames, Head of Regeneration, YMK**

Neighbourhood Plan overview: KE distributed the outline plans to the SCSG and talked the members through the location of the various satellite sites. She also gave an overview of the Neighbourhood Plan process and highlighted the aim to devolve power to local communities. The process had been led by the Town Council and the Neighbourhood Plan was introduced 2011.

KE explained that the next stage in the development of the masterplan(s) for Serpentine Court is to continue to work on the vision for new housing, parking, community facilities, open spaces, retail etc, but also to start thinking about what any new homes to be built might look like in terms of materials used, design etc. The 'look and feel' of the new homes will be detailed in a Community Design Code which

KE

will be developed with the community, led by the architects HTA. The Community Design Code will build on the good work already done and captured in the Neighbourhood Plan.

Regarding parking, MK Council has a policy that the planning application must try to comply with. If there is a need to deviate from the policy to make the plan work (financially or from a design perspective) the reasons must be stated and a detailed explanation given.

Depending on what masterplan is chosen at the resident vote, if demolition is required, KE explained that some residents may be invited to move to one of the satellite sites where new homes will also be built. All the sites are owned by MK Council. There was broad agreement from the SCSG that this was a good idea and would offer the residents a chance to start afresh in a new location.

Housing Needs Assessments (HNA): The exercise will be delivered by Newman Francis with a target of 85% completions. It will start in May and letters will go out to every home before the work starts. All residents, regardless of tenure, will be offered 1-1 meetings with the choice of a home visit or Spotlight.

Newman Francis will also give out a Regeneration Guide which will include details of the process, the commitments made by the council and YourMK and details of any statutory compensation should residents be required to move as a result of regeneration.. Further work is being carried out by Housing on subjects such as local compensation and tenancies. Michael Kelleher, Director of Housing is responsible for agreeing the various offers for tenants.

AB will share the draft HNA questionnaire with the SCSG for information when it's ready.

KE is working with Public Health bodies and the questionnaire may include some health-based questions.

Question and Answer session with KE:

Q: What will happen to private tenants? Will they be made homeless by regeneration?

A: YMK does not want private tenants to be made homeless and it is working to secure the funding to buy homes from the private landlords if they are looking to sell. Depending on what masterplan is selected at the resident vote, the project could provide lots of homes for rent and to buy at all different levels of affordability.

Q: Will the sites be easy to develop?

A: The sites are identified in the Neighbourhood Plan as potential development sites. It will be important (to the regeneration of Serpentine Court) to develop the sites in phases, so residents only have to make one move.

Q: Will the sites be shared out between MK Council and private developers?

A: All the sites will be developed by YourMK. Another reason for the Design Code is the community can have a say in the design of the new homes and what they look like. Serpentine Court's regeneration will be your plan. YMK and the SCSG need to think about how the re-housing plans will work.

Q: Will we be able to choose our neighbours?

A: We will try and keep neighbours together if that's what they want, with the exception that it may be impossible if households need a certain size property which is not near their neighbour's new home.

Q: Where there be an option to buy on the new sites?

A: If you are a social tenant you will remain a Secure tenant and you will be able to transfer the Right-to-Buy. If you are interested in buying there are lots of options we can discuss with you, such as shared ownership. The Housing Needs Assessment will help us understand resident's aspirations and we are committed to helping people onto the housing ladder if that's possible. MK Council has also committed to offering tenants like-for-like homes.

Q: What will happen to the rents? Will they go up a lot?

A: Rents may increase slightly but there are set limits on social rents which MK Council must comply with. Any small increase in rent is likely to be offset by saving on heating bills, as the new homes will be much more energy efficient. There are no plans to build 1-bed flats currently as they are not popular. In fact there is demand for larger family homes in Milton Keynes. However, the Housing Needs Assessment will help us understand the types of housing we need to build and if 1 beds are required we will need to consider this.

## 6. **Electoral Registration**

The Steering Group took the view that there was no need to form a sub-group at this point in time. The registration campaign at the Easter Update event had been a success, and YMK has satisfactory plans in place to reach the 37 residents that are not registered. The SG agreed to keep the situation under review and receive regular updates from YMK.

KE explained that the ballot proposal would be submitted to MK Council in June 2018. Councillor Peter Marland, Leader of the Council, is keen for decisions about the ballot to devolved to the community. The council supports the inclusion of over-16s in the voting process. The SCSG also supports this policy.

KE pointed out that normally in such ballots, the private landlord has the vote, not the private tenant, but there is flexibility and YMK will listen to the SCSG's views.

KE introduced a table setting out election process points on which they wanted a steer from the SCSG. She said she would like the ballot to take place in September 2018.

The SCSG expressed the following views:

- The voting should take place over 2 days, including a Saturday
- There should be assisted voting, postal and proxy voting
- The SCSG would like further details and good practice examples about scoring options by preference e.g. 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choices
- Spotlight should be used as the polling station
- The ballot should only go ahead when the community has all the information it needs and are happy with the options available
- With the last point in mind, YMK should be flexible about the date of the ballot
- The ballot date and polling station should be communicated to the residents more than one month in advance
- The options should be also be shared via Facebook; the Tpas webpage; displays at the local schools, community centre and Spotlight
- YMK should make translation services available for those residents who need them
- The options that residents are voting on should be shared with them at least 2 weeks before the ballot
- Businesses should be allowed to vote, with 1 vote per business
- Landlords with homes in Serpentine Court should be allowed to vote
- Private tenants living in Serpentine Court should be allowed to vote
- Only those living and working in Serpentine Court should have a vote
- Residents must be on the electoral register to vote and special arrangements should be made for businesses and private landlords

KE

DE

Danielle agreed to present the SCSG's views on the ballot at the Project Board meeting on 12.04.18

7. **Tpas report**

Due to time restrictions the report was moved to the next meeting.

8. **Any other business**

AB reported that Emma Weingart of YMK will be at Spotlight every Wednesday from 10.00 – 12.00 from 17th April onwards on a trial basis. This will operate as a drop in and Emma will follow up any repairs that are ongoing and also help any residents make the initial phone call if support is needed.

Robyn requested that the gate to the car park of her croft be opened. She was advised to send an email to her housing officer.

9. **Date and times of future meetings**

- Tuesday 1 May - SCSG 7.00-8.30pm (coffee 6.30pm onwards) at Spotlight