

JULY 2020

The Lakes – Progress Update

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Project Status



The current position (July 2020):

Planning Application Submitted: A hybrid planning application was submitted in mid-March 2020 for 589 dwellings and associated infrastructure, to be delivered in two phases. Planning application reference number: 20/00942/OUT

Planning Validation / Determination: Due to its very large size it took some time for the planners to validate the planning application; this was achieved on the 3rd June. It is likely that determination of the application will now happen in the late-summer.

A 'Reserved Matters' application for **Phase B** is expected to be made sometime during in 2022 .

Current Activities

Procurement: due to the size of the project MKC is required to follow strict European procurement (OJEU) regulations; the aim of the procurement process is to find contractor/s that can carry out the construction.

In order to minimise risk of not being able to identify suitable contractors the project will be broken into a **number of lots**, so that, for example, one larger contractor could bid for all lots, or a small contractor could bid for just one.

Project Programme: MKC is currently working on the detailed project programme; this is to ensure that we have detailed all the activities, as to what needs to happen when - and how everything fits together.

Acquisitions: MKC is working on acquiring certain areas of land that we currently do not own, such as the Stoke Rd site and the existing nursery.

Covid 19: The implications of the virus are uncertain, it may result in delays to the project, but we are seeking to progress the project planning as normal.

Construction in Two Phases:

Phase A: for which a detailed application was submitted, will provide 308 units, retail / light-industrial space, plus a nursery, community hub and energy centre.

Phase B: an outline application was at the same time submitted for Phase B, which includes a further 217 residential dwellings, an extra care facility of 64 units, along with retail space car / cycle parking and associated landscaping.

Moving Forward

Construction timescales for the project are very uncertain as present, especially in the light of Covid 19; however we are aiming for:

Phase A:	Phase B: Including demolition of Serpentine Ct.
Start on site: Spring 2021	Start on site: Early 2023
Completion: Late 2022	Completion: Spring 2024/5

Indicative
Timescales

Milton Keynes Council - Approvals

There are a series of approvals needed from various internal MKC committees, in order to move forward with the project. The key one is to gain Cabinet approval; Phase A of the Lakes project is planned to be submitted for approval in September 2020.

The MKC Regeneration team is currently working on the procurement approach for contractor selection and the detailed budget costings needed for obtaining Cabinet approval.

Once Cabinet approval has been obtained a contractor open day will be held on-site (in Sept 20).

Environmental Improvements

Estate Improvement Works & Infrastructure Provision:

The submitted planning application includes some environmental works, such as landscaping, street and other public realm improvements.

Improvements are planned to be made to communal courts and new play equipment is to be provided; open spaces and the cycle network will also be improved.

MKC are conscious that the residents have already been waiting for close to 2 years since the ballot. In light of this, the MKC Regeneration team is currently looking at bringing forward some of the environmental works, so that they can be done earlier than the main contract.

These works can be carried out by MKC's own Urban Design & Landscaping team, in conjunction with MKC's existing preferred public realm contractors. This means this work could start very soon after Cabinet approval in Sept 2020.



***Chance of a
'quick win'***



thank you

Appendix

Further details of the overall project scope

Demolition/clearance: Serpentine Court, the existing block of around 200 flats, will be demolished in 2023. The existing residents will be resettled in the surrounding new build of Phase A; a stand-alone building currently used as a nursery will also require demolition, alongside the existing commercial units that are part of the current Serpentine Court.

- **Residential:** Construction will be done of 589 new homes consisting of both houses and flats. Homes will be constructed in accordance with Plan:MK which introduces “green technologies” as part of a decarbonisation strategy and to reduce fuel bills for residents.
 - **Houses:** 192 new houses to be constructed - (Phase A: 141 / Phase B 51)
 - **Flats:** 397 new flats to be constructed; flats will be a mixture of 3, up to 6 storeys - (Phase A: 167 / Phase B: 230)
- **Commercial:** a number of new commercial buildings will be provided, these will include a light industrial unit and some new retail outlets.
- **Communal Facilities:** the new community facility will include a nursery and a community centre.
- **Energy Centre:** part of the new residential development will be provided with hot water and heating through the provision of a new energy centre.
- **Other:** along with landscaping and additional car parking, electrical charging points will be provided for each new home.