

LAKES REGENERATION – CAPITAL BUDGET APPROVAL

13 July 2021 Cabinet

Annex B – Additional Community Benefits

Further to MKC's Community Led Estate Regeneration and Renewal Strategy the regeneration of the Lakes Estate will deliver additional benefits to local people. These are set out below:

Employment

The tender will provide opportunities to consider ways to support the local economy provided that, in so doing, the process remains compliant with the fundamental principles of transparency, fairness and equal treatment of bidders. It is proposed that a suitably weighted evaluation question will be included in the works tender pack, which will include matters as apprenticeships and training opportunities for local people. It is expected that the Neighbourhood Employment Programme will work closely with contractors to access to such opportunities for local people.

Education

Sir Herbert Leon Academy (SHLA) is the local secondary school. It has not performed well historically and is currently rated by Ofsted as 'Requires Improvement'. Whilst there are more than enough local children to fill the school, in 2021 for on time applications only 32% of the community selected it in their list of preferences, and only 22% of on time catchment applicants made it their first choice. This is unlikely to change unless there is a significant turnaround in its performance and reputation.

The large investment being made in the regeneration project could help improve the life-chances of local children. MKC will expect the successful building contractor to nurture SHLA pupils by offering a programme of activities to demonstrate potential careers in construction. This will be facilitated through appropriate questions in the tender documents and through the evaluation criteria.

Health & wellbeing

MK's Joint Health & Wellbeing Strategy identifies that good quality housing plays a vital role in both physical and mental wellbeing. There are proven benefits from improved housing, including in relation to air quality, space standards, noise,

availability of food storage facilities, sanitation, damp cold, mould etc. The regeneration of the Lakes Estate will enable more residents of MK to benefit from good quality safe, settled and secure homes, with access to necessary services, thus enabling individuals and families to build a better quality of life.

Improvements to the public realm on the estate will also help improve residents' health and wellbeing. The importance of having access to well maintained and accessible open spaces has been highlighted throughout the COVID-19 pandemic and work to being improving these spaces has been accelerated.

Community hub

The newly planned community hub will consolidate several important existing community uses within Serpentine Court, as well as accommodating the future aspirations of local stakeholders. The location of the new hub was guided by residents through the consultation process and will be delivered within Phase A. The location of the new community hub is at the heart of the development. It is adjacent to the remodelled Warren Park and will form part of the gateway to the new local centre. The intention is for the hub to be self-sufficient, through income generation, and to be used to provide local support and outreach to the neighbourhood. This will include the regular repairs surgeries held jointly with the Council's contractor, Mears. It will also provide a space for the community to meet and organise events.

Some of its features include:

- Independent access from the street
- Accessible frontage to improved Warren Park
- Easy access to the bus stop on Windermere Drive
- Located near strategic future Redway connection to new local centre
- Private communal space with natural screening from existing trees

Further discussions are planned with the council's property team, residents and the town council to agree the interior finishing of the hub and who may be best placed to run the facility.