

Spring cleaning

The JMB is getting ready for summer with a programme of cleaning, gardening and other work to improve the appearance of our estates.

> [Read more about our work inside this newsletter](#)

JMB - COUNCIL DEAL IS CLOSE

The JMB is close to resolving its dispute with Southwark Council about financial arrangements.

Already the JMB have secured nearly £300,000 that we were missing last September.

Many thanks to Councillor Tim McNally and the Council's TMI team who have spent many hours working to sort out this situation. We hope to be able to get you an update very soon.



Cleaner Michael Vickers at work with the jet washer on a Special Clean

WIN WIN WIN.. Energy saving computer sockets - see back page >>

WWWith the latest news

You can keep up to date with the latest news, events and information from the JMB at the new JMB website

www.leathermarketjmb.org.uk

The website contains details of:

- JMB services - such as cleaning and repairs
- Information and advice - such as fire safety, paying your

rent or home improvements

- The latest news about the JMB and events for our residents

If you don't have the internet, don't worry. You can still come in to the JMB office to get the latest information.

But if you are connected to the Net, why not give it a try!



Don't lose out - Get Insured!

If you don't have proper insurance for your home you could find yourself thousands of pounds out of pocket, even if something happens that is not your fault.

JMB Deputy Manager Anne Timeyin, who deals with insurance issues, explained: "I know of the heartbreak, when people realise the consequences of not having insurance.

"We know insurance is another expense, but for some people I talk to, a pound or two each week to pay for insurance would be the best money they ever spent.

"People say to me it was not my fault, the pipe burst, the roof leaked, my neighbour flooded me out.

"They ask 'Will the JMB pay to replace my clothes, laminate

floors, expensive decorations? - The answer is No.

"I have to explain that a pipe that just bursts or a roof that suddenly leaks in heavy rain or a neighbour who leaves the bath on is not the JMB's fault - and is not covered by the JMB's insurance.

"Unless residents have proper contents cover they will have to find the money to replace items and redecorate their home themselves. And if a leaseholder does not have full insurance then they could be responsible for paying thousands of pounds to put right the damage caused by a leaky pipe to a neighbour's home."

There is special insurance available to council tenants. For details of this, please contact the JMB office.

DOING DIY OR HAVING WORK DONE?



If you are doing DIY work in your home or having improvement work done by someone else you **must** get permission from the JMB first.

This applies both to tenants and leaseholders who have bought their home.

Permission is particularly needed for:

- laminate and wooden floors

- electrical work
- plumbing work
- gas & heating work

All work must comply with current building, water, gas and electrical regulations.

If you do not have permission and if you don't comply with regulations you could be in breach of your lease or your tenancy agreement.



Nick and Andre hard at work



Apprentice Alex at work on estate redecoration

Leathermarket people

Young people come in for a lot of criticism, but the JMB difference is about listening to people about what matters to them.

JMB Director Debbie Walsh spoke to 16-year-old Harris Academy pupil Oyinda about what mattered to her in her life.

Oyinda likes where she lives on Meakin Estate, it is quiet and has no trouble, she puts this down to tenants sticking together to address issues and problems until they are dealt with appropriately.

She would like to see more wholesome healthy food stores, in the area and more youth clubs with modern IT suite, equipped with the latest electronic games consoles,

music, turntables and mixing equipment and activities.

Oyinda would like to see a drop in service where health, college, housing and careers advice is available for young adults.

Oyinda said her school is a good school and helps its pupils to move forward through learning but also felt that there could be more assistance with career pathway choices.

Oyinda's message to other young people is: "The choice is to stay in school, ask for help and achieve your potential. Or you can join a gang, lose your identity, possibly your future and possibly your life."

SHAPING UP FOR THE SUMMER

Residents have told us that they want to see the JMB make a visible difference to our estates. So we are trying as many ways to improve our estates as possible in the run-up to the Summer time.

Our current projects include:

- Special Cleans & Jet washing. We've already made a tremendous difference on Snowfields, Whites Grounds and Tyers Estates
- Getting our repair staff out painting
- Making successful bids for 'Cleaner, Greener and Safer' funding to pay for playground, gardening and landscaping improvements
- Coming up with innovative schemes, that bring in extra money, like working with London University of the Arts to landscape the area between Simla and Burwash
- Asking our gardeners, Andre and Nick

to come up with as many ideas for brightening up our estates as they can We're hoping to get more work done when we finally resolve our financial issues with Southwark Council. If you have any good ideas on how we could improve your estate, get in touch with the JMB office and let us know.



Cathy cleaning on the Lawson



The winning JMB staff team

The JMB is committed to supporting its staff to provide the best service for you – so we are delighted to have won the prestigious 'Investors in People' award.

IIP assessor Michael Jennings recognised the challenge that the JMB faces, in working to improving our estates and

services while recognising that the financial situation is getting tighter.

In his giving the IIP award, he reported: "Staff are very loyal to and fond of Leathermarket JMB and regard its work as intrinsically important; they are keen to help through these challenging times."

News in brief....

PRIORITY SERVICE FOR WEEKEND CLEANING

We know that the biggest cleaning problem at weekends is where nasty mess has been left after Friday and Saturday nights.

So we are changing the cleaning service at weekends to a 'hit squad' team to target any problem areas. If you see a serious mess that needs cleaning up at a weekend contact the JMB's responsive cleaning team on 020 7525 1600 and we will send the someone out to tackle the problem.

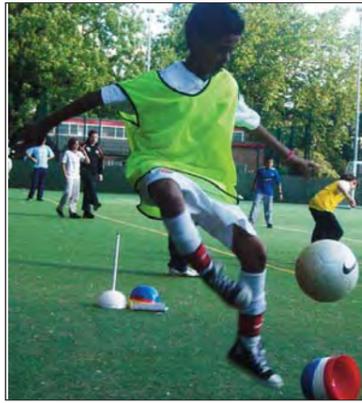
RENT COLLECTION

A huge thank you to the vast majority of JMB residents who pay their rent regularly every week. This has meant that the JMB has collected 98.5% of the rent due, even allowing for the rent lost when properties are empty. This gives the JMB an extra £50,000 to spend on estate repairs this year.

ANNUAL REPORT

The JMB's Annual Report for 2009 is now available. You can download a copy from the JMB website.

If you don't have the internet and want a printed copy, ask the JMB office who will print you a copy.



FOOTBALL COACHING

If you are between 6 & 12 and want to improve your football skills ask your parent/carer to take you to the Globe Academy football pitch, next to Symington house, on a Tuesdays between 4pm and 6pm.

For more information contact Football Association Level 2 coach, Eddison Walsh on 07548 620 516

DEVELOPMENT PLANS

The council are consulting about development in the area - in particular more tall buildings. This, together with the Council's 'Hidden Homes' programme, may mean the council allowing green spaces and garage sites on our estates to be built on.

The council have promised to arrange more consultation meetings in the summertime.

WIN.. WIN.. WIN..

40 FREE energy-saving computer sockets to be won

The JMB has 40 free energy saving computer sockets to give away.

If you'd like to win one, then e-mail your name and address by Friday May 7 to feedback@leathermarketjmb.org.uk (with the subject 'competition) or come in to the JMB office and we'll take your details there.

FOR YOUR DIARY

□ Leaseholder Meeting

Tuesday 11 May , 7pm
Bermondsey Village Hall

The JMB is holding a meeting for all leaseholders to discuss any issues coming up from this years Service Change bills.

Staff from Southwark's Home Ownership Unit will be there to answer your questions.

More events, meetings and news at www.leathermarketjmb.org.uk

USEFUL NUMBERS AND CONTACTS

JMB Office

020 7525 1600

26 Leathermarket Street, London SE1 3HN
Mon-Fri 9am - 4:45pm (Weds 9am - 1pm)
e-mail enquiries@leathermarketjmb.org.uk

Emergency Repairs/ Weekend Cleaning

020 7525 1600 (24 hours)

For cleaning, gardening, non-emergency repairs, rent enquiries and all other

business please call this number on
Mon-Fri between 9am - 4:45pm

Lift Problems

020 7525 1600 Mon-Fri 9am - 4:45pm
Evenings & Weekends **0800 952 4444**

Leaseholder & Service Charge Enquiries
020 7525 1400

Recycling (Southwark Council) 020 7525 2000