

# MAJOR WORKS PROGRAMME

Did you raise concerns about your estate during consultations for our the long-term Estate Improvement Plan? The JMB is planning to address many of these issues through its Major Works programme (subject to change).

## YOU SAID...

## THE JMB'S MAJOR WORKS PROGRAMME INCLUDES...

2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
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**Security** is important. 50% of survey respondents listed “improving security” as a priority across all estates. Nearly a third of respondents thought that safety and security issues should be among the JMB’s top three Major Works priorities.

New high security doors across the JMB estates.

Symington House security upgrades.

You’re concerned about **fire safety**. At least 7% of survey respondents thought that fire safety should be a key Major Works priority.

Fire safety doors across the JMB estates.

Integrated electrical fire alarms.

Sprinklers in high-rises & mechanical ventilation works, if needed.

**Bathrooms** need upgrading. Bathroom renewal was the most common answer when survey respondents were asked about what they think the JMB’s Major Works priorities should be.

Simla & Burwash bathrooms & water mains.

Bathroom renewals across the JMB estates.

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External redecorations, including window and roof renewal for some blocks as required.

Meakin Estate	Elim, Decima Street & Bermondsey Street	Lawson Estate blocks	Crosby Row block	Hamilton Square		Tyers, Whites Grounds, & Tanner blocks	Cardinal Bourne & Bartholomew St. blocks
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Meakin communal heating, Peveril balcony repairs, roof tanks.	Health & Safety intake cupboard repairs.	Whites Grounds party wall renewal.		District heating renewal for Kipling low-rises.	Communal water tank renewals, Cardinal Bourne boiler renewal.	Lift renewal for Beeston & Munday.	Individual central heating upgrades, Lockyer & Archdale lateral mains.
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Conversion of two Elim flats into one, and 5 Kipling into a 4-bed flat.

Updating lighting across all JMB estates as part of the external works programmes.

Replacing all refuse bins that are out in the open and re-planning refuse provision through external works. Parking re-planning is happening through the service improvement programme, and plans are now in place for Kipling.

Issues are being addressed across the JMB estates on an ongoing and case-by-case basis.

The **appearance** of the estates could be improved. 16% of survey respondents thought that external redecoration should be among the JMB's top three Major Works priorities, and many residents mentioned the old appearance of buildings as the thing they dislike most about their estate.

**General maintenance and repairs** should be prioritised. Over 10% of survey respondents mentioned ongoing repair and maintenance concerns as the thing they dislike most about their estate.

**Space** is an issue on some estates. In particular, residents raised concerns about the small size and lack of storage space in older blocks.

**Lighting** could be improved. 1 in 4 survey respondents said that external lighting requires attention.

**Refuse areas** and **parking areas** should be re-planned. 1 in 3 survey respondents said that re-organising these areas should be a key priority.

**Condensation** and **drainage** cause problems for some tenants.