

14<sup>th</sup> February 2022

Dear Tenant / Homeowner

**RE: Simla House – Lift Renewal – “Resident Consultation” Update**

Thank you to all for engaging with us at the resident meeting of 10<sup>th</sup> February 2022 in Simla House TRA Hall and lift lobby area with the JMB and the JMB Lift Consultant - de Graaff & Partners to discuss the imminent renewal of the two existing lifts to your block.

The JMB consultant de Graaff have a long history as the JMB lift specialist maintaining and specifying new lifts. They are fully aware of the JMB requirements to achieve a quality installation.

Renewal of the lift will be carried out by the contractor - Liftec Ltd. They are the current JMB maintenance contractor with expert knowledge of the JMB lifts and have also renewed the lifts to Nashe House and Munday House on the Lawson Estate.

Having an experienced consultant and contractor will assist in minimising the inevitable temporary resident inconvenience and disruption whilst works are carried out.

The current estimate is for works to **start on site early July of this year**. This provides time for required approvals, drawings, lift manufacture and site planning to be completed.

Works on site are estimated to take six months once they start – approximately **four months per lift**. Each lift will be renewed in turn to keep one lift in service at all times.

Before works start on your block, a further meeting will be arranged for residents to meet the contractor who will be carrying out the works.

For those residents who were unable to attend the meeting the following provides an update of discussions, *(and a few items not specifically raised at this meeting but which may provide additional useful information)*.

Yours sincerely,

Housing Management Team

***RESIDENTS ARE THE REASON WE ARE HERE***

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## Simla House – Lift Renewal

### Resident Consultation Meeting – Thursday 10th February 2022 at 5.00pm

#### Attendees

Four residents together with the Lift Consultants – de Graaff & Partners and the JMB Resident Services Manager and Property Services Manager.

#### 1. CURRENT POSITION

- 1) **The works;** comprise the renewal of the lifts which have many very old and obsolete parts which are no longer available making the lift hard to maintain. Failure will keep lifts out of service for a very long time and be very expensive requiring parts to be purpose made.
- 2) **Current Position;** the expiry date for on-going Leaseholder Section 20 consultation observations receipt is 18<sup>th</sup> February 2022. Subject to all approvals it is estimated the contract will be awarded in March 2022 for works to start on site **July 2022**.

#### RESIDENT COMMENTS; QUERIES & PROJECT TEAM RESPONSES

a) **Resident Query; Will the lifts be renewed one at a time?**

*Response; Yes, one lift will remain in full service throughout the works.*

b) **Resident Query; are all components to be renewed?**

*Response; No. The JMB consultant has specified certain components to be retained where viable. The existing guides and counterweights, which are expensive items, will be retained further ensuring value for money. Only items requiring renewal will be renewed. Many components are very aged and no longer available.*

c) **Resident Query; How will the new lifts be different from the existing?**

*Response; In addition to being maintainable the new lifts will look different – cleaner and brighter internally, quieter and more rapid. They will be suitably durable for the environment offering a degree of resistance to vandalism (whilst impossible to make entirely vandal resistant), disability compliant for users with mobility issues and more energy efficient than the existing lifts. The lifts have*

many safety devices and will lock-out in the event of self-detecting any faults, obstruction or misuse such as continually held open doors to prevent expensive equipment damage.

d) **Resident Query**; how long is the defects period for?

**Response**; The defects period is 12 months during which time defects are repaired by the contractor. Maintenance is then done by the JMB maintenance contractor, (in this instance and currently the same contractor).

e) **Resident Query**; what is the expected life span of the new lift?

**Response**; The lifespan of the lift would be expected to be 15-20 years – subject to maintenance before need for major works. The key component manufacturers support their equipment for at least this period of time to enable this.

f) **Resident Query**; What happens in the event of persons being trapped in the lift.

**Response**; Entrapment is a rare occurrence however the lifts will have an auto-dial facility to raise the alarm. This will also automatically relay the block address if the person was alone and became incapacitated for any reason.

g) **Resident Query**; How disruptive will the works be too each landing.

**Response**; Each landing will have a hoarding around the lift door whilst that lift is being worked on. Most operations will take place behind this hoarding, which will be kept as small as possible to minimise inconvenience, so operatives will not be seen on a regular basis.

**The contractor will be reminded to protect the lobby wall tiles to prevent damage. The works to this area are difficult and disruptive involving the removal of existing metal lift landing frames infilled with concrete. Due care will be taken and new architraves fitted to cover otherwise exposed edges.**

h) **Resident Query**; Will one of the lifts be a fire-fighting lift.

**Response**; As an existing building it is not a requirement to make a lift a full fire-fighting lift. This is very difficult and very expensive to do also requiring a completely separate electrical power supply. One lift will however contain as much as can be practically done in an existing installation to aid fire-fighting and comply with applicable regulations. **In the event of fire, this lift remains for fire-fighters use only and, like the other lift, is not to be used by residents.** A sign advising the fire-brigade of the fitted fire-fighting measures will also be required.

i) **Resident Query**; how many operatives are likely to be on site at any one time?

*Response*; Given the confined space of a lift shaft there will generally be two operatives on site daily undertaking the lift installation with other supporting trades brought to site as needed to complete specific tasks

j) **Resident Query**; will the works be very noisy?

*Response*; The majority of the works will be carried out behind closed hoardings however there will inevitably be some very noisy periods. Residents will be notified beforehand of expected prolonged periods of noisy operations,

k) **Resident Query**; what are the site working hours?

*Response*; Weekdays only – Monday to Friday 8.00am to 5.00pm with no noisy operations commencing before 9.00am.

l) **Resident Query**; Will the lift car include a CCTV camera to deter anti-social behaviour in the lift?

*Response*; Yes, the lift car will contain a high definition, 360 degree CCTV camera relaying and recording images. **This is separate to any CCTV to other areas of the block.**

m) **Resident Query**; what type of mirror will be fitted in the lift?

*Response*; A mirror is a requirement for disability compliance. A polished stainless steel mirror will be fitted in the lift, not glass. This will provide a robust mirror that cannot be smashed. It can be scratched, which CCTV coverage will help to deter but will importantly avoid broken glass.

n) **Resident Query**; is the lift waterproof in the event of flooding?

*Response*; The lift cannot be used if subject to flooding but flooding will not damage the lift other than a need to dry out before re-use. The water will run into the lift shaft from where it will need to be disposed. To avoid water entry and encourage discharge, landings will be slightly ramped at the threshold with the landing doors.

o) **Resident Query**; how does the JMB ensure the works are value for money?

*Response*; The works have been specified by an independent Lift specialist working on behalf of the JMB only renewing required items. Items that can be retained will be retained. The works were competitively tendered by competent contractors in the open-market on the same information. The tender resulted in

*very competitive tender returns being submitted. The contractor submitting the most competitive bid is the contractor who will be given the order. All leasehold estimates are based on this most competitive tender.*

**Note; the below items were not specifically raised at this meeting however residents may find them informative.**

i) **Query**; is a notice-board to be provided inside the lift?

*Response; Research is continuing to find a sufficiently durable noticeboard for fitting inside the lift and if found will be added.*

ii) **Query**; who should Homeowners contact about service charge payment plan options?

*Response; Enquiries are to be directed to the JMB Resident Services Officer in the first instance on an individual basis for service charge payment issues.*

iii) **Query**; where will the site compound area be located and how many spaces will be required?

*Response; The essential site compound area will be discussed and kept as tight as possible. To accommodate the required storage and welfare facilities an area at least the size of **four** car parking spaces will be required. Deliveries to site will only be made as required to further keep the compound area compact.*

## **NEXT MEETING**

A further meeting will be arranged to meet the contractor before works commence.