

Kipling TRA July 2023

1. Building safety

The concrete copingstones on some balconies are deteriorating. To a lesser extent so are some window ledges. We have had an initial consultant's report, which recommends:

- A hammer-test of the copingstones on the roof parapet wall and balconies. Also, accessible window ledges
- Cordon off an area around the block. Create safe access ways into the main entrances and T&RA room, by erecting a canopy
- Major works contract to undertake comprehensive concrete repairs.

If we have to take windows out to repair ledges, it may make sense to replace the 25-year-old windows.

We have managed to make the roofs on Simla and Burwash watertight temporarily, but we know that the roofs need renewal.

2. Southwark fire safety tests

Southwark will be undertaking extensive fire safety testing. We do not have a timescale at present. Many social housing providers are finding that their front entrance doors in tower blocks do not meet post-Grenfell standards. We will probably be in the same position.

The amount that homeowners will be charged for fire safety remediation work is a national issue. The Government has set up a Building Safety fund, but at the moment, it is only paying for the removal of combustible cladding. When the Southwark survey is complete and we understand the full costs we will be better able to discuss leaseholders.

We are in the process of installing and commissioning emergency lighting in Simla and Burwash. Luminous fire signage has been fitted to assist fire fighters in smoke-filled conditions.

3. Estates inspections

Our approach to estate inspections and especially follow-up works has not been as effective as it should have been. We are re-launching with more structured arrangements.

Burwash House, Simla House, Dunsterville Way 1-16, Helder Court 1-20 Meeting point outside in front of Simla House TRA Room at 10am 2 August / 6 September / 4 October / 8 November

Guy Street Meeting point outside the block at 2pm 16 August / 16 September / 18 October / 15 November

Dunsterville Way 17-54 Meeting point by the entrance at 10am 16 August / 16 September / 18 October / 15 November

Mulvaney Way 1-30 Meeting point by the entrance at 11am 16 August / 16 September / 18 October / 15 November

4. Estate lighting

The communal lighting across the T&RA area is aged. We have appointed a consultant to work up proposals for renewal.

5. Refuse chambers

Chutes – Chute Fire have advised the new chutes are in fabrication and will have a lead-time of 4-5 weeks, therefore we are expecting installation from September onwards. From latest information the specified period of time for installation will be over x2 days per chute (DW has requested Chute Fire update of installation dates once fabrication has commenced).

Fly Zappers – external Contractors have been engaged for installation of new fly zappers in all 3 sites (Simla House, Burwash House, Marklake Court). Grouts (Harry) has updated DW 24/7/23 that they are sourcing the zappers at present and will be in touch for an installation date.

Chute Cleaning – Hardall have been engaged for a contracted 12-month period to conduct chute cleans in December and June next year. New 1100 litre bins will be provided once the roller bins are removed by Veolia and the chamber will regularly be cleaned by the Estate Cleaner/Mobile Team

Location	Action	Responsibility	Expected date of completion
Simla House Burwash House	Update Residents to advise of installation dates, suspension notice of Chutes	DW RA	September 2023
Simla House Burwash House	Installation Of New Split Chutes	Chute Fire Certification	September 2023
Simla House Burwash House Marklake Court	Quotes requested from External contractors (Fly Zappers)	Grout GAM	August 2023
Simla House Burwash House Marklake Court	Installation of new Fly Zappers in all x3 locations(*Marklake is a new installation site)	External Contractor	October 2023
Simla House Burwash House	Chutes Deep Clean (Hardall Ltd)	Hardall Ltd	December 2023

6. Simla porch

We are delaying replacement work because of the erection of the protective covering.

7. Responsive repairs

We are recovering after rapid staff turnover during Covid/ lockdown and working to get on top of our backlog of repairs. Today we have three vacancies in our team of seven on-the-ground repairs staff. We have made two job offers today and will accelerate when they are settled-in.

8. Kipling low rise heating

After problems earlier in the year, the reliability of the system has settled down.

9. Estate cleaning

We are continuing to get compliments about Jason.

10. Gardening service

We are done to one of our team of three gardeners. Please bear with us whilst we staff back up.

11. People who are homeless

Based on reports in the office, uniformed patrols by the police have moved people who are homeless away from communal areas in the low-rise blocks for the time being. If you see unauthorised people on your estate please contact 101. If you witness a criminal act, such as drug taking/dealing please phone 999 whilst it is happening.

12. Simla lift

Simla Lift Installation; the second lift is being subjected to inevitably extensive testing. The drive unit previously proved unsatisfactory and has been changed and the contractor has now completed other noted items.

Sign-off however of these works has to be carried out by an approved tester and confirmation of the tester's re-attendance date to site is awaited.

I have a letter poised for resident distribution as soon as an attendance date is confirmed or in any event to go out by close of business on Wednesday. If we can get a tester to site by Wednesday this week there is a chance the lift will go into service this week if not early next week would be more likely.

Further attempts are being made to secure and confirm the approved tester's attendance to site and I have been promised an update this afternoon.

13. Simla and Burwash entry phone

All commissioned and to our knowledge working satisfactorily.

Andy Bates: 24.7.23