

Minutes - Major Works Sub Committee

Tuesday 7th November 2023

Attendance

Michael Adu (MA)– (Chair –Virtual)
Christine Parsons (CP)
Andrew Furtek (AF)
Daniel Fairweather (DF)
Rosemary Awere (RA)
John Lynch (JL)
Nick Pandy (NP)
Igor Novokreshchenov (IN)
Wayne McAllister (WM) - JMB)

Apologies

Emma Crookes
Clive Shaw
David Oakley
Jean Davis

1. CHAIRS WELCOME

1.1. The Chair welcomed all to the meeting and introductions made.

2. MINUTES OF LAST MEETING

2.1 (WM) ran through action points of the last meeting as follows;

(item 4.3) Simla and Burwash canopy – further cost information was circulated after the last meeting with the canopy is now in place offering protection.

(Item 4.11) Site visits to be considered as part of contract award process for future major works schemes.

(Item 5.6) Consultation with residents at Snowfields to commence once the scheme begins to develop.

(Item 6.1) Bathroom renewal programme is currently progressing. Residents to be kept informed in line with works.

(Item 6.2) the Simla House lift synchronisation issue has been resolved.

(Item 6.3) A joint meeting of all involved parties is being arranged to coordinate signage at Burwash House.

(Item 6.4) Door entry access is being arranged between the resident and the contractor – Silk & Mackman to install the new door entry handset.

(item 6.5) joint meeting being arranged and progressed regarding Burwash House to agree lighting requirements. Colour of lights to be agreed.

(Item 6.9) arrangements to be made to address over-grown trees to leaseholder's private rear garden at Hamilton Square which is causing issues.

Action Point; (RA) to make arrangements to address this issue.

(Item 6.1.1) Communal lighting issues on Whites Grounds caused by installation age and condition are being looked into to determine requirements and future proposals to be reported to the Sub-Group.

2.2 Minutes of the last meeting were agreed.

3. ELECTRICAL TESTING & SMOKE DETECTION; HIGH RISE BLOCKS – GATEWAY 2

- 3.1. (WM) presented previously circulated Gateway 2 report seeking agreement to JMB electrical maintenance contractor – (Grouts Electrical) - undertaking testing, repairs and smoke detection installation to JMB high rise dwellings.
- 3.2. The sought budget is £450,000.
- 3.3. (WM) informed this is essential for the safety of the electrical installation, resident safety and to meet JMB compliance requirements. The provision or renewal of smoke detection will ensure early warning in the event of fire or smoke.
- 3.4. (WM) explained test certificates to some dwellings have expired or are approaching expiry requiring re-testing and repairs. Smoke detectors are mains wired sealed units with battery back-up lasting for 10 years and requiring complete unit replacement at end of life.
- 3.5. This procurement applies to tenanted dwellings only. Previous schemes included Southwark finance assistance for battery operated units to leasehold dwellings is no longer applicable. Block safety requires protection of all block homes; (AF) mentioned possible consideration to leaseholders buying-in to the contract.

Action Point;

i. JMB to confirm whether Southwark funding assistance is available for leasehold dwellings.

ii. Following (i), JMB to agree an approach for leasehold dwellings.

- 3.6. (CP) stated the need for potential costs to be determined for leasehold dwellings which could be established from completed dwellings. The condition of the leaseholder's electrical installation would also have to be compliant.

- 3.7. In response to (CP) enquiry, (WM) clarified the estimated budget figure is derived from current estimates, recognising firm figures are unavailable until testing.
- 3.8. This work is for tall block dwellings only and a separate procurement will be required for similar works to the remainder of the stock, most likely under future repairs budget subject to approval.
- 3.9. (WM) informed value for money for these works is ensured by costs payable to being tied to the rates paid by Southwark to their contractors for identical works. These have been matched from compiled, competitively tendered JMB rates.
- 3.10. (MA) queried whether Southwark prices were procured via open market. (WM) informed initial procurement was competitive open market for three regional contractors with subsequent bench-marking for the smoke detector installations. It was noted the Southwark volumes would have been far greater than JMB requirements resulting in increased competition and keener pricing.
- 3.11. **A vote was taken and the Gateway 2 report unanimously agreed.**

4 STOCK CONDITION SURVEY – GATEWAY 1

- 4.1 (WM) presented previously circulated report seeking agreement to the outlined procurement strategy for a stock condition survey up to an estimated £60K.
- 4.2 The survey will validate the condition of all external and internal JMB stock components in terms of age / condition and remaining life enabling preparation of a 30 year plan for informed long term decisions and proactive major works renewal programmes.
- 4.3 The proposed stock condition survey cover 100 per cent of the stock with future periodic surveys to portions of the stock to keep the information updated. (AF) noted with numerous challenges faced by the sector, good data is crucial for effective decision making and good governance.
- 4.4 (JL) noted this to be a large and important piece of work for which it was also noted many professional consultancy practices can undertake.
- 4.5 (MA) queried whether this exercise was previously completed, (WM) informing of the previous exercise some time ago, the information provided now far out of date hence need for the exercise.
- 4.6 In response to (MA), (AF) confirmed a key requirement will be for the data to fully integrate with other JMB systems for which a project team of all parties including IT input will be formed.
- 4.7 (NP) asked whether this is connected to the specific building safety surveys being undertaken by Southwark, JMB informing the stock condition surveys to be far wider ranging.
- 4.8 **A vote was taken and the Gateway 1 report unanimously approved to proceed.**

5. 223 - 233 BERMONDSEY STREET – NEW DOOR ENTRY SYSTEM - GATEWAY 1

- 5.1 (WM) presented circulated report seeking agreement to the outlined procurement for installing a new door entry system to this small block of 6 dwellings.
- 5.2 The scheme was previously considered but did not proceed following block resident ballot deciding it was not required at that time. Increase in reported anti-social behaviour issues by block residents has led to request for re-consideration.
- 5.3 Approval is here requested to undertake a further formal ballot to progress this procurement to tender should the majority of residents be in favour.
- 5.4 The estimated budget is £13,745 for works and fees, (£12,500 excluding fees as stated in the report, (item 8) for an audio visual system.
- 5.5 The risk of other block residents without a door entry system, (of which there are many), also requesting a new future installation to their blocks was discussed.
- 5.6 (MA) queried whether a larger contract may increase value for money. (WM) agreed this may be the case however currently other blocks have not expressed an interest for new installations.
- 5.7 **A vote was taken and the Gateway 1 report unanimously agreed for scheme progression.**

6. MEAKIN HEATING SYSTEM

- 6.1 Previously circulated Gateway 1 report seeking approval of the proposed remedial strategy was presented.
- 6.2 The communal heating system installed 2016 replacing an old system is experiencing problems due to plastic distribution pipework to which joints have failed resulting in disruptive water leaking, estate shutdown and resident inconvenience to undertake repairs.
- 6.3 JMB Consultants (PCM) have investigated concluded the system is fit for purpose however the plastic pipework is problematic and to overcome temperatures are reduced to minimise failure. Future need for works will exist including temperature reduction or after further investigations, pipework remedial works.
- 6.4 Even if either of the above, limited lifespan options works, the need for permanent repair to replace the plastic pipework with steel remains at a current estimated cost of £700,000. At this cost (AF) advised the need for all options to be explored.
Action point; feasibility of the available options to be explored for decision.
- 6.5 (AF) informed temperature reduction might result in dwellings towards the end of pipework runs may suffer inadequate heat and require alternatives during colder periods.
Action point; JMB to monitor.
- 6.6 As replacement will be required at some stage it will be proactive to design a scheme now to save substantial time should failure occur.

- 6.7 (CP) called for a meeting with consultants in attendance when a further awaited report is received.
- Action Point;** meeting to be arranged to advise residents of proposals. **Igor to coordinate.**
- 6.8 (MA) stressed the need to ensure lessons are learnt and applied to any future schemes.
- 6.9 (NP) queried whether the use of plastic was acceptable which (WM) informed was acceptable under certain circumstances which remains to be confirmed in this instance. (AF) informed establishing liability will be a separate, on-going piece of work and may result in having to consider commercial decisions.
- 6.10 With the same contractor / consultant involved on the Kipling heating system (NP) queried whether similar problems were evident which the JMB confirmed were not. There has been an unrelated issue at Kipling which is being investigated.
- 6.11 A vote was taken and the Gateway 1 report unanimously agreed for scheme progression.**

7. LIFT MAINTENANCE CONTRACT – GATEWAY 2

- 7.1 WM presented previously distributed report seeking approval to contract with Summit Elevators Ltd. for a competitively tendered three year extendable contract at £34,000 per year (£104,000 over the three years). This will replace the current contract with Liftec which is at an end.
- 7.2 The contract includes for routine maintenance, out of hours attendance and maintenance of stairlifts throughout the stock.
- 7.3 The tender is very competitive and much lower than currently paid due to the high investment the JMB has made in the lift stock enabling contractors to offer comprehensive coverage which all includes many lift parts and materials.
- 7.4 Summit have provided good Client references. Feedback was also gained from the current JMB Lift Consultant who have direct and positive experience working with Summit.
- 7.5 A vote was taken and the Gateway 2 report unanimously agreed for scheme progression.**

8. ANY OTHER BUSINES

- 8.1 (DF) raised the issue of the poor quality of work at Hamilton Square to the private balcony surfaces which were clearly not level. The currently poor finish was considered unacceptable mindful of the serviced charge. The current finish was agreed unacceptable and (WM) informed remedial works to be carried out would take off, prepare and relay the areas as should have been previously done.
- 8.2 (JL) queried when the scheme will complete as materials are still on site. (WM) reported the works remain on-going because the work performed to the private balconies are unsatisfactory and unaccepted and are being redone. These area will not be paid for until satisfactorily completed.

- 8.3 A further site meeting has taken place to agree proposals. (WM) reported the potential risk of the contractor “walking away” from their responsibilities is currently being managed.
- 8.4 (JL) queried the finish to the walkway tarmacking and whether the finish could be improved. JMB to visit site to assess and advice.
- 8.5 (JL) queried whether the hand railing works are to be at additional cost. (WM) informed this is not currently at additional cost to the previously provided estimates for the works.
- 8.6 (DF) informed the new extended and decorated handrails shows up the decorative condition of the remainder of the estate and queried whether the estate can be decorated. (WM) informed this is possible but will require prior remedial concrete repair, brickwork repairs and other repairs prior to painting and therefore needs to be prioritised with other blocks.
- (CP) raised the possibility of making an application for Section 106 funding for these and security works from the new adjacent development.

9. NEXT MEETING

- 9.1 Tuesday 16th January 2024 at 5.30pm