

Homeowners Group Sub Committee Minutes

8th January 2024
5.30PM
Video Conference –
Recorded
JMB Boardroom

Attendance

- Clive Shaw (Chair /JMB BOD)	- Nick Pandy (Member)
- Rosemary Awere (JMB Leasehold Officer)	- Emma Crookes (Member)
- John Lynch (JMB BOD)	- Jennifer Dawn (JMB Homeownership Services Manager)
- Karen McLachlan (Member)	- Ali Gurer (Member)
- Leone Duff (Member)	- Leigh Hatts (Member)
- Peter Skelton (BOD)	

Agenda Items

1. Apologies

- Christine Parsons (JMB BOD)

2. Minutes from the 18/09/2023 – Agreed, with the previous action point regarding LH Adaptations to be covered under JMB Homeowner updates section of this meeting.

3. JMB Homeowner Updates - Jennifer dawn

Leathermarket JMBs Website

- Homeowners section
- HOG Agenda & Minutes have been added.
- All JMB 2024 committee meeting dates on the calendar
- Homeowner Gas servicing section – LBS offer a paid service to JMB leaseholders.

Action point 1: JD to update information to cover information for homeowners that are connected to a communal district heating system.

- Resident Building Safety Surveys for high rise buildings
- Fire Safety for Homeowners section
- Cost of Living Support Vouchers scheme for vulnerable residents
- Copy of the S20 Notice of Proposal – Additional Electrical services (obs ended on 03/01/24)
- Consent to Make Alterations Guidance for Homeowners

Action point 2: If members of the group wish to have additional/more detailed information than that provided via the JMB and Southwark websites, Jennifer Dawn will invite a representative from the Southwark's conveyancing team to attend a meeting in 2024.

- Leaseholder Certificates, templates, and Building Safety Act 2022 information.

2023/2024 Building Insurance SC increase – via the JMB Finance Manager

*“As stated in the S20 Notice of Proposal for the Building Insurance contract, awarded to proctor, we have been warned to expect a large increase in the building’s insurance premiums for 23/24 actual and 24/25 estimate. The insurance market has changed post-Grenfell, with major insurers pulling out of the market. Crudely we expect premium to have doubled, though actual costs have not yet come through to us. When received further details will be sent to all leaseholders
“*

IT solutions

- The JMB are looking into new IT systems that will hopefully allow for a service charge account portal and public document management system (S20s, copies of invoices, breakdowns etc.)

Homeowners Sub-committee contact list.

- In summer 2023, 208 resident leaseholders were invited to become members of the JMB and join the Homeowners Sub-committee.
- We now have over 70 leasehold members.
- All 21 members of the group have been contacted regarding sharing their personal contact information to the other members of the group for the purpose of communicating outside of these meetings.
- 5 responses so far.

4. Suggested topics of discussion by group members:

- From Zoom Chat: Unfortunately, I am due for work and have to leave. We residents face a challenge as we lack both time and qualifications to assess major works for value for money and adherence to proper standards. It's only after the projects collapse soon after completion that we realize the poor quality of the work. I suggest we seek independent, unaffiliated advice along with JMB on projects. Many maintenance and major works for Symington House, such as lifts safety works, bedding plants, and electrical works, seem to be overlooked or dismissed. This is a significant concern. Can JMB provide clarity on its FINANCIAL situation and staff situation to assure us that they are fit to run the company? - AG
 - JD confirmed that this query had already been raised via email and sent to the Major Works Sub-Committee Chair, as well as the appropriate JMB staff. CS confirmed that the topic was better served under the major works sub-committee and not the homeowners sub.
- Building Safety Act, BSA, and where leaseholder vs Freeholder (JMB or Southwark Council) liability falls e.g. External Walls / Windows / Doors / Fire safety Work etc. – KM
 - JD confirmed that the landlords’ obligations under the lease and the Landlord and tenant act 1985 (as amended) legislation still apply, regardless of the possible service charge implications of the Building Safety Act. There may be times where the legislations cross over, and if that happens JD will advise accordingly as the service charge

implications are on a case-by-case basis dependant on the remedial repair type and whether the leaseholder qualifies for the SC cap. In the meantime, the principles of reasonableness remain the same. A landlord should only demand service charges that are for works that were carried out to a reasonable standard and apportioned in accordance with the lease. If a repair (whether it be day-to-day or major works) fails due to poor workmanship, the cost of the remedy cannot be passed onto the leaseholders if they have already paid for the initial repair.

5. Any Other Business

- Property Services Manager role, previously performed by Wayne McAllister, has been filled by Serge Corti who will manage all of property services, not just major works.
- Current maximum estimated major works service charge re-payment plans for resident leaseholders is 60 months for demands over £16,800. This is not applicable to any remedial works under the Building Safety Act where the £15,000 cap may apply, which would allow qualifying leaseholders to pay over 15 years (£1,000 per annum).
- **Action point 3:** Members to contact JD with agenda items for the next meeting.

6. Next Meeting Date – Monday 13/05/2024 at 5.30pm.