

Major Works Sub-Committee Meeting
Tuesday 16th January 2024, 5:30pm.



Attendees:

Michael Adu (MA)	Co-opted Director, Chair of MW Sub-Committee
Christine Parsons (CP)	JMB Chair, Director of Crosby, Lockyer and Hamilton TRA
John Lynch (JL)	JMB Vice-Chair, Director of Crosby, Lockyer and Hamilton TRA
Peter Skelton (PS)	Director, Lawson TRA
Abimbola Akinwumi (AA)	Director, Lawson TRA
Clive Shaw (CS)	Director, Kipling TRA
Peter Baffoe (PB)	Co-opted Director
Jean Davies (JD)	Resident, Bermondsey St Estate
Emma Crookes (EC)	Resident, Kipling Estate
Gaye Rawleen-Kirkwood (GRK)	Resident, Kipling Estate
Nick Pandey (NP)	Resident, Kipling Estate
Marcela Vaz (MV)	Resident, Kipling Estate
Daniel Fairweather (DF)	Leaseholder, Crosby, Lockyer and Hamilton Estate
Andrew Furtek (AF)	JMB CEO
Serge Corti (SC)	Interim Head of Property Services
Rosemary Awere (RA)	Homeownership Services Officer
Igor Novokreshchenov (IN)	Resident Engagement and Board Support Officer

Apologies: Martin Green / Yuan Potts.

Minute-taker: Igor Novokreshchenov.

<u>Agenda</u>	<u>Key Points</u>	<u>Actions Agreed</u>
1.	<u>Welcome and apologies</u> MA opened the meeting and took apologies. Attendees introduced themselves.	
2.	<u>Minutes of the last meeting</u> Actions from the last meeting: 2.1. (Item 6.9): action completed.	
2.1	3.5. Action carried over: <i>1. JMB to confirm whether Southwark funding assistance is available for leasehold</i>	

2.2	<p><i>dwelling. 2. Following (1), JMB to agree an approach for leasehold dwellings.</i></p> <p>6.4. Action on Meakin Heating System – ongoing.</p> <p>AF asked for legal advice on the matter, which he will share with the JMB solicitors upon receipt.</p> <p>CP asked about the situation with the Whites Grounds.</p> <p>AF explained that there is only one leak under one of the staircases which is being managed. There were no breakdowns over Christmas. Whilst the temperature remains constant there are unlikely to be any more problems.</p> <p>The existing pipework is nearing the end of its lifespan and needs to be replaced within the next financial year. A plan needs to be put together with which the JMB will go to tendering.</p> <p>The situation is being monitored. Expenses on dealing with it are carried onto the new financial year. Subsequently, Action on 6.7. – updating Meakin residents about changes, is postponed until such changes are forthcoming.</p> <p>AF is to give update about the situation at the next Major Works Sub-Committee meeting in March.</p>	<p>AF is to give update about the situation with the Meakin heating system at the Major Works Sub-Committee meeting in March.</p>
3.	<p><u>Bathroom renewal project</u></p> <p>3.1 JMB top priority is the safety of their residents. Essential repairs and major works need to be completed ahead of any non-essential improvements, which is why the project was stopped. The project may be revisited in the future, if JMB resources allow it.</p> <p>3.2 The JMB is about to commission Stock Condition Survey, to determine the full extent of the issues that it is facing.</p> <p>3.3 JL: How far did the project get?</p> <p>SC: Close to 200 properties have been assessed for the programme. In 84 of those the JMB will complete the works that it has started, at the cost of £195k. To complete works on all properties identified under the programme would have required £741k. Subsequently, works in some of the blocks would not be completed. Expectations are running high among the residents, and an update needs to be issued to them, informing them about the discontinuation of the project.</p>	

<p>3.4</p>	<p>CP: If the reason for the programme discontinuation is clearly explained, the residents would accept it. Previously JMB had 12 Aids and Adaptations, with Southwark taking between 8 months to a year to make an assessment: how many does the JMB currently have?</p> <p>AF: JMB committed to do 3 but the rest will have to be delegated to OT. This will cost JMB an additional £600 per home to be completed privately. From the wider survey, there could be 10-12 more properties that may require similar works: JMB would have to advise residents that if they require Aid and Adaptation they would need to approach local authority and have an assessment done, as JMB does not have the funds.</p> <p>To request an assessment, a tenant would need to make a self-referral.</p> <p>CP: Residents did not know that it were them who had to make a referral, the assumption being that a Housing Officer would do it on their behalf.</p> <p>AF: The JMB will make sure that the RSOs offer this support to the residents who require it, with the Homeownership Officer to action it.</p> <p>PS: If after the bathroom renewal there is a leak, who is to be contacted about it?</p> <p>AF: It is the contractor who needs to remedy this.</p>	<p>RA to action support from RSOs for residents who require Aid & Adaptation installations.</p>
<p>4.</p> <p>4.1</p>	<p><u>Major Works Status Report</u></p> <p>The report provides the Committee with an update on the JMB's Major Works Programme and an overview of the challenges the organisation is looking to address in the coming years.</p> <p>Simla & Burwash Repairs:</p> <p>Windows are at the end of their lifespan: need to be replaced, the gaps compartmentalised as per fire safety regulations, and concrete and sills replaced.</p> <p>JMB will be commissioning Type 4 Fire Risk Assessment and Fire Strategy to be completed for both buildings.</p> <p>Fire Safety Doors installed in 2015 need to be re-installed as they are not compliant with fire safety regulations and cannot be certificated. JMB's consultant, Ventro, is looking at options. Leaseholders will not be charged for these works, JMB shall fund the entire process.</p> <p>The 47 boilers at both buildings also need to be replaced as they are reaching the end of their 25-year lifespan.</p>	<p>SC to commission Type 4 Fire Risk Assessment and Fire Strategy for Simla & Burwash</p>

	<p>Automatic Opening Smoke Ventilators (AOV's) in lobbies and on staircases: JMB is commissioning an expert to examine them and advise on necessary adjustments – potentially, replacement - before they can be certificated.</p> <p>Concrete Surveys investigations are being conducted, to determine the state it is in.</p> <p>The satisfactory completion of all the necessary works is likely to take more than one financial year, with some items prioritised over others, based on the urgency factor.</p> <p>JMB will organise meetings with homeowners at both blocks when the plans and estimates for works are known.</p> <p>GRK: Can the JMB introduce tight schedule for any scaffolding it will be putting up as part of these works: residents should not be watching netting outside their windows for months on end.</p> <p>AF: The JMB acknowledges the significant disruption this will cause to the residents and will do its utmost to minimise it. The residents will be kept closely informed throughout the entire process.</p> <p>NP: Considering the age of the buildings across all of the JMB, will their windows have to be re-done also?</p> <p>AF: The JMB is taking the risk-based approach and is looking at the high-rises first. A Stock Condition Survey will be commissioned that will inform the JMB about what kind of works need to be done and when. Once the survey is completed, the JMB will prepare a presentation to the Sub-Committee on its outcomes and the next steps to take.</p> <p>4.2 Peveril House:</p> <p>The JMB engaged with structural engineers to examine the building. This information will assist in determining future investment costs. If the building maintenance proves too much of a financial burden for the JMB, local authority would need to be approached about the matter.</p> <p>CP: Should the GLA be contacted?</p> <p>AF: Both the JMB team and Director of the CBS are convinced that this is not the time yet to approach the GLA. If a decision is made to develop the site, the Council would have to be involved in soliciting a private developer as neither JMB nor the CBS have the funding to accomplish this. The CBS estimates the cost to be £90 million, and will involve building a new block to house residents of Peveril, tear down the original building, and build a new one to rehouse them.</p> <p>4.3 Meakin heating system: discussed above in Section 2.</p>	
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<p>4.4</p> <p>4.5</p> <p>4.6</p>	<p>Symington House – replacement of electrical lateral mains and risers</p> <p>This work has already been identified and is an urgent matter. This will need to be tendered out, with the costs likely reaching £950k.</p> <p>Hamilton Square:</p> <p>The JMB is having a meeting with contract administrators to find out why the ongoing issues with the property haven't been addressed in a timely manner. The JMB will inform the residents about the outcome in writing and will organise a meeting on site.</p> <p>NP: Concerning energy efficiency – is there any government policy that we need to follow upon?</p> <p>AF: The JMB needs to develop a strategy to achieve net zero carbon. This is a major challenge for the existing stock. From January this year a tax on boilers is introduced, £120.00 per annum, and will be rising each year. The JMB, however, cannot install air source heat pumps in most of its properties: it is not a viable solution for the organisation. Alternative options need to be explored, and a long-term strategy developed.</p> <p>As a legal requirement, by 2030 all of the JMB properties have to achieve EPC rating of C or higher.</p> <p>For Simla & Burwash, AF will look whether district heating alternative is available.</p>	<p>JMB is to write to Hamilton Sq residents and organise on-site meeting regarding ongoing issues.</p>
<p>5.</p>	<p><u>Beaston House Lift Renewal</u></p> <p>Tenders have been received and are being evaluated. An update will be given at the next Major Works meeting in March.</p>	
<p>6.</p>	<p><u>Remedial electrical works tender progress</u></p> <p>The JMB is looking at finalizing the pricing for the contractor.</p>	
<p>7.</p>	<p><u>Serge Conti Status</u></p> <p>Serge is employed on a fixed 6-months contract, with a possibility of transition to permanent contract.</p>	
<p>8.</p>	<p><u>AOB.</u></p> <p>SC: Do public contract regulations apply to the JMB? AF to inquire with Southwark.</p> <p>MA commented that there needs to be more training for the Directors, to facilitate better understanding of the topics under discussion. MA sent around an email to the effect.</p> <p>NP asked if the JMB still have reserves. AF confirmed and explained that they will be used to address the current major issues facing the JMB.</p>	

9.	<u>Actions:</u> 1) AF is to give update about the situation with the Meakin heating system at the Major Works Sub-Committee meeting in March 2) RA to action support from RSOs for residents who require Aid & Adaptation installations. 3) SC to commission Type 4 Fire Risk Assessment and Fire Strategy for Simla & Burwash 4) JMB is to write to Hamilton Sq residents and organise on-site meeting regarding ongoing issues.	
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Meeting concluded.

Next meeting will be on Tuesday 12th March, 5:30pm

