

Major Works Sub-Committee Meeting
Tuesday 12th November 2024, 5:30pm.

Attendees:

Christine Parsons (CP)	JMB Chair, Director, Crosby, Lockyer and Hamilton TRA
John Lynch (JL)	JMB Vice-Chair, Director, Crosby, Lockyer and Hamilton TRA
Gaye Rainier-Kirkwood (GRK)	Resident, Kipling Estate
Emma Crookes (EC)	Resident, Kipling Estate
Nick Pandey (NP)	Resident, Kipling Estate
Deborah Somoye (DS)	Resident, Elim Estate
Jean Davies (JD)	Resident, Bermondsey Estate
Ali Imam (AI)	Head of Property Services
Ian Cade (IC)	Interim Major Works Manager
Igor Novokreshchenov (IN)	Resident Engagement and Board Support Officer

Apologies: Clive Shaw / Abimbola Akinwumi / Jacqui Roches / Michael Adu

Minute-taker: Igor Novokreshchenov.

<u>Agenda</u>	<u>Key Points</u>	<u>Actions Agreed</u>
1.	<p><u>Welcome and apologies</u></p> <p>CP opened the meeting and took apologies. Attendees introduced themselves.</p>	
2. 2.1	<p><u>Minutes of the last meeting</u></p> <p>Actions from last meeting:</p> <p>1) IC to find out if leaseholders are being recharged for the scaffolding in Simla and Burwash.</p> <p>IC confirmed that the leaseholders are not being recharged for the scaffolding in Simla and Burwash.</p> <p>2) IC is to look into whether JMB can apply for the Greener/Cleaner/Safer to cover some of the costs of Symington works.</p> <p>IC confirmed that the Symington works do not fit the conditions of the GCS application.</p> <p>3) RA to discuss CCTV with residents in Simla and Burwash.</p> <p>AI updated the attendees that RA is in the process of organizing the consultation – further update will be provided at the next meeting.</p>	

	<p>4) IC to ask FairHeat for advice in relation to heating situation in Kipling low-rises.</p> <p>IC to provide an update in the upcoming presentation.</p> <p>2.2 <i>Minutes approved.</i></p>	
<p>3.</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.4</p> <p>3.5</p> <p>3.6</p>	<p><u>Major Works Update</u></p> <p>Grouts are nearing completion of the EICR remedial works in the affected blocks.</p> <p>Beeston House Lifts repairs commenced in October as planned. Block 1-10 lift is due for completion by 20 December.</p> <p>Block 11-20 is due to commence in the new year, planned to be completed by 25 March 2025.</p> <p>Residents were notified of the times when working noise will be audible and may be a nuisance.</p> <p>Lifts at Jonson, Lyly and Greene houses have gone out to tender in October, with tender to return on 5th December.</p> <p>Greene house lift is of particular concern due to multiple faults.</p> <p>Full FairHeat report regarding Meakin district heating system has been received. An engagement strategy with the residents and its timeframe needs to be developed – the intention is to deliver the report to residents before Christmas.</p> <p>CP requested that the Stock Condition Survey of the hall be ready for the meeting.</p> <p>Meeting date is agreed to be Thursday 12th December, IN to book South London Mission Hall.</p> <p>JMB is applying for the Heat Network Efficiency Scheme (HNES) funding to conduct optimisation studies of the Kipling low-rise blocks and Cardinal Bourne Block. The study would be fully funded and is expected to save JMB £15k - £20k per study.</p> <p>Symington House – feedback forms regarding security improvements were sent to every resident. Residents asked for access control to every floor, not just to the front lobby. Some suggested installing car park barriers – feasibility of it and potential cost will be looked into. Meeting with the project team is scheduled for the 15th November.</p>	

	<p>JL asked, if the improvements are to go ahead, to bring to the meeting a visual guide of them.</p> <p>CP asked how the improvements are funded and if it will cover the car park barriers. IC explained that there is a budget allocated for them: whether the barriers can be covered by it can be answered once the feasibility study is completed. Finance Team will be updated accordingly.</p> <p>3.7 A meeting has taken place regarding CCTV on Kipling Estate. An estate-wide solution was looked at. Modern options allow for a relatively easy installation, similar to the existing Council CCTV systems. JMB wants a system that is easy to access while compliant with the GDPR.</p> <p>Residents observed that the idea of the CCTV is that the potential offenders know that they are being filmed, and that deters them from offending. AI noted that “classical music” alarms proved to be an effective deterrent.</p> <p>Residents asked if there was a community budget to cover the security upgrades in Kipling Estate. AI replied that that would be subject to a feasibility study and a consultation. Potential works would not commence until after April 2025.</p> <p>IN informed attendees that the consultation on JMB CCTV policy is ongoing and invited to join it from the website or via a QR code that will be provided in the upcoming issue of the newsletter.</p> <p>3.8 IC had a meeting with Grouts regarding specifications for the estates lighting. Whites Grounds and Lawson Estate will be prioritised for upgrades. Section 20 consultation with the leaseholders is to commence soon.</p> <p>Greener/Cleaner/Safer funding option was explored but found non-feasible.</p> <p>3.9 4 temporary surveyors have been appointed to carry out the Stock Condition Surveys across the JMB. Residents were sent letters explaining the process, and containing a QR code to update their contact details. The surveying is scheduled to be completed by the end of February 2025. The information gathered will be used to create Forward Maintenance Plan for the years ahead. The data will be fed to the MIS system used by the JMB and will be moved to the new system as part of overall data migration.</p> <p>Leaseholders are not required to be part of the survey but they can do their own Home Condition Reports.</p>	
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<p>3.10</p> <p>3.11</p>	<p>Both the JMB and the residents are dissatisfied with the level of service provided by Playle. AI confirmed that the JMB is looking at other contractors to replace Playle with.</p> <p>JL asked about the Playle's responsibilities as a consultant. AI explained that they are supposed to be contract administrators, including doing site visits, looking into technicalities, validating contractors claims, and monitoring progress.</p> <p>Southwark Council has received a notice from the Building Safety Regulator (BSR), to submit Building Safety Cases in relation to high-risk blocks. To this effect, the Council has been holding weekly meetings with the JMB regarding the building safety compliance in Simla and Burwash blocks. However, Type 4 Fire Risks Assessments are within Southwark's remit as the Principal Accountability Person (PAP). By the next Major Works meeting the JMB should be able to have an action plan for the submission to the BSR.</p>	
<p>4.</p> <p>4.1</p> <p>4.2</p>	<p><u>LD2 Fire Detection (Symington, Nashe, Peveril) – Gateway 2 – for approval</u></p> <p>AI explained that the works need to be done as part of the fire safety compliance. The recommendation is to award the Grout Electrical Ltd the tender to undertake LD2 hard wired fire detection to the rented units at Symington House, Nashe House, and Peveril House</p> <p><i>Members vote for approval: unanimously approved.</i></p>	
<p>5.</p> <p>5.1</p> <p>5.2</p>	<p><u>Consultant Framework Tender SEC – Gateway 1 – for approval</u></p> <p>IC explained that the procurement strategy approval required in order to seek out new consultant instead of Playle. The procurement will be done via the SouthEast Consortium (SEC). The selected consultant will be directly managed by the JMB team to ensure effective project delivery and adherence to the JMB's standards and requirements.</p> <p><i>Members vote for approval: unanimously approved</i></p>	
<p>6.</p> <p>6.1</p> <p>6.2</p>	<p><u>Any Other Business:</u></p> <p>GRK asked if timeline is known for the completion of all works in Simla and Burwash blocks. AI replied that that would depend upon the action plan to be submitted to the Building Safety Regulator, however, the works are unlikely to be completed within the current financial year. Preliminary reports may be ready by summer.</p> <p>CP asked if there was any concrete spalling from Simla and Burwash. AI replied that it was repaired. In-depth structure surveys will be conducted to understand what can be done to remedy the situation further while keeping down the costs.</p>	
<p>7.</p>	<p><u>Actions:</u></p> <p>N/A</p>	

Next meeting will be on Tuesday 14th January 2025, 5:30pm – 7pm

