

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

Attendees:

Michael Adu (MA)	Co-opted Director, Chair of MW Sub-Committee
Christine Parsons (CP)	JMB Chair, Director, Crosby, Lockyer and Hamilton TRA
John Lynch (JL)	JMB Vice-Chair, Director, Crosby, Lockyer and Hamilton TRA
Abimbola Akinwumi (AA)	Director, Lawson TRA
Yuan Potts (YP)	Director, Kipling TRA
Ian Newman (INE)	Co-opted Director
Gaye Rainier-Kirkwood (GRK)	Resident, Kipling Estate
Nick Pandy (NP)	Resident, Kipling Estate
Emma Crookes (EC)	Resident, Kipling Estate
Jean Davies (JD)	Resident, Bermondsey Estate
Bob Heapy (BH)	CEO
Ali Imam (AI)	Head of Property Services
Ian Cade (IC)	Interim Major Works Manager
Rosemary Awere (RA)	Homeownership Resident Service Officer
Igor Novokreshchenov (IN)	Resident Engagement and Board Support Officer

Apologies: Clive Shaw / Martin Green

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>	
2.1	<ol style="list-style-type: none"> 1) AI to update the MW sub-committee regarding Type 4 Fire Risk Assessments for Simla & Burwash houses. – ongoing pending a response from Southwark Council. 2) IC to arrange for a meeting with DeGraaf, to discuss ongoing issues with lifts at Symington and across JMB area overall. – meeting with DeGraaf took place on Friday 12th July. Contract meeting agreed, date tbc. 3) AI to find out if Southwark has any comments regarding JMB EICR works.- meeting took place with the Southwark’s Head of Compliance but no significant input from the Council. Estimated cost of works is to 	

<p>2.2</p> <p>2.3</p> <p>2.4</p>	<p>be around £1 million. Resident consultation will be conducted once the pre-plan is put into place.</p> <p>Attendees commented that the vandalism in the lifts has been an ongoing issue for years. The lifts are fitted with CCTV but access to the recordings is restricted due to GDPR.</p> <p>Engineers who service telecom masts have been alleged to use lifts to carry heavy equipment to the roof and back, adding to the lifts wear. It was suggested that the Service Agreement with the Council could be changed so that a fee could be charged off them for such use of the lifts.</p> <p>Minutes approved.</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>Individual reports on some of the key updates, including the Stock Condition Survey, will be presented at the next meeting.</p> <p>Ongoing issues with Burwash & Simla blocks are compounded due to not having enough support from Playle and the CTP (structural engineers looking at issues with concrete in the blocks). Overall, their performance is unsatisfactory. OCO has similarly failed to deliver upon water pumps repairs, cancelling the job three times.</p> <p>CP requested that a written update be issued to the residents in Simla & Burwash regarding the situation. AI confirmed that an update will be issued once they hear from all of the contractors involved.</p> <p>EICR works are ongoing. Major Works Manager is supporting Responsive Repairs team in processing and administration of urgent building safety works in this regard.</p> <p>Measures are put in place to ensure better communication over responsive works conducted, including timely updates for the Homeownership Manager and securing S20 consultations when necessary.</p> <p>With support from Alex Heslop, Council's technical team has been contacted for possible collaboration. However, no meaningful feedback was received.</p> <p>FairHeat was appointed to conduct heating optimisation survey on Meakin Estate. On-site assessment was completed on 6th June, with detailed survey results expected in August, to be followed by resident consultation event on site involving JMB team and</p>	<p>Action: AI and IC to send Simla & Burwash residents a written update re Major Works in their blocks.</p>

	<p>consultants. There will be a resident liaison written into the contract, to address residents' questions and concerns during the works, with their contact details available to everyone involved.</p> <p>Issue of compensations to residents affected will be addressed by the Major Works Manager.</p> <p>A legal advice is sought with Devonshires regarding claiming money back from the previous contractors who installed the current piping system.</p> <p>3.7 <u>Electrical works in Symington</u>: consultations and feasibility study has been conducted to find out the exact costs and the best approach to the situation.</p> <p><u>Kipling low-rise district heating</u> is being earmarked for an optimisation study with the FairHeat.</p> <p><u>Structural safety in Simla and Burwash</u>: £75000-worth of testing and investigation works, including of the roofing, have been completed. The temporal scaffolding may need to stay for another year, potentially. A report with the breakdown of costs is being expected.</p> <p>NP said that there was a discussion previously about buying elements of scaffolding, which may prove cheaper than having to rent out a temporary one. AI explained that this will raise an issue with having to have the staff trained in installing/dismantling it, as well as question of storage and insurance.</p> <p><u>EICR</u>: ongoing.</p> <p><u>Meakin Heating</u>: <i>correction to the text as works have been carried out 9 years ago, not six.</i> A report from FairHeat is expected in August. Due to the state of the heating system a better course of action is to complete upgrade works this year and not carry them into the next one.</p> <p><u>Fire Risk Assessments in Simla & Burwash</u>: urgent lighting works have been completed.</p> <p><u>Trinity Street Major works</u>: completed to a high level of satisfaction. An update will be shared in the upcoming issue of the JMB newsletter.</p> <p><u>Tyers external works</u>: tender is being prepared.</p> <p><u>Stock condition survey</u>: a waiver is been given to commence procurement via South-East Consortium framework, the reason being lack of consultants. Survey (of tenanted properties only) is planned to start in September 24, at an approximate cost of £80k, which is within the budget. Surveyors were asked if some of the staff could shadow them. Upon completion, the information will be stored on the cloud and will be accessible to JMB digitally.</p>	
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3.8	Some of the ongoing projects may not be completed within the current financial year.	
3.9	Regarding social value for the estate, all contracts for major works include clauses for residents to join as apprentices or to have other opportunities to be involved to be made available.	
3.10	First of the quarterly Building Safety Panels have taken place in June, with one resident attending. It was agreed that the Panel will be renamed as Building & Fire Safety Panel, with more strategic approach in focus.	
3.11	JMB is working together with Southwark Council to complete the outstanding fire safety actions. JMB may be behind on some of them due to the relevant data not being easily accessible. Communication has been further slowed due to Southwark undergoing an inspection by the housing regulator.	

3.12	Going forward, the Sub-Committee will be provided with individual papers on some of the projects mentioned, such as Meakin heating.	
4.	<p><u>AOB.</u></p> <p>JD commented that some of the lights in the Whites Grounds estate has not been fixed for a long time. AI will look into the situation.</p>	
5.	<p><u>Actions:</u></p> <p>Action: AI and IC to send Simla & Burwash residents a written update re Major Works in their blocks.</p>	

Next meeting will be on Tuesday 17th September, 5:30pm – 7pm

