

Major Works Sub-Committee Meeting
Tuesday 17th September 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
Gaye Rainier-Kirkwood (GRK)	Resident, Kipling Estate
Emma Crookes (EC)	Resident, Kipling Estate
Mary Lynott-Shahumi (MLS)	Resident, Kipling Estate
Jean Davies (JD)	Resident, Bermondsey Estate
Ali Imam (AI)	Head of Property Services
Sana Pervez (SP)	Building Data Compliance Manager
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 / Nick Pandy

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. 2.1	<u>Minutes of the last meeting</u> Attendees were informed that the JMB is in discussion with the Southwark Council to have Type 4 Fire Risk Assessments fast-tracked. <i>Minutes approved.</i>	
3. 3.1	<u>Major Works Presentation</u> 5-year Programme, with the priority cases that JMB needs to focus upon, has been approved. It sets out the £1 billion worth of works that need to be completed over these years. Top priorities include: <ul style="list-style-type: none"> - Structural and roof works in Simla and Burwash; - Heating system on Meakin Estate; - Electrical installation renewal in Symington House; - External works in Tyers Estate; 	

	<ul style="list-style-type: none"> - Lifts renewals in Beeston, Lyly, Jonson and Greene Houses; - Drainage works in Crosby Row and Lockyer Estate; - Roof repairs across the JMB estate, as responsive surveys indicate that they are in poor condition. 	
3.2	<p>Due to FFT having pulled out, the JMB will be employing a different approach to conducting the Stock Condition Survey. Internal surveys will be done by the Building Data Compliance Manager using Active H., to be completed by mid-October. An agency will then be hired to conduct surveys over a period of 8 to 10 weeks. The process will be completed within this financial year, and will save the JMB an estimated £20k - £30k.</p>	<p>Action: IC to find out if leaseholders are being recharged for the scaffolding in Simla and Burwash.</p>
3.3	<p>Simla and Burwash building safety cases have been moved forward. A surveyor has been engaged to address the issue of roof leaking in Burwash, and whether telecom masts and satellite dishes are responsible for the damage. Scaffolding on both houses is being regularly inspected. The JMB has had meetings with the Southwark's Building Safety Team regarding these issues, with another meeting scheduled to take place soon.</p>	
3.4	<p>Going into the future, all Major Works will involve resident consultation.</p>	
3.5	<p>Symington House will be undergoing extensive lateral mains replacement, which may change the external appearance of the block as a result. To address ongoing security and ASB concerns, installation of CCTV in each lift lobby is considered. Residents are being consulted on the proposed upgrades. Scope of the works is to be reviewed following the completion of the consultation.</p>	<p>Action: IC is to look into whether JMB can apply for the Greener/Cleaner/Safer to cover some of the costs.</p>
3.6	<p>Regarding CCTV in general, the residents complained that having it without JMB being able to access it due to GDPR is counter-productive. REO informed the attendees that consultation is currently being conducted on the draft of the JMB CCTV policy.</p>	<p>Action: RA to discuss CCTV with residents in Simla and Burwash.</p>
3.7	<p>A lot of lighting on the estates is up for modernisation, with Whites Grounds being chosen as a pilot in the scheme. Works will be done by Grouts. Lighting specifier is to visit the site and review FRA requirements.</p>	

<p>3.8</p> <p>3.9</p> <p>3.10</p>	<p>Lift issues at Symington and Simla houses have been addressed. JMB now has access to DeGraaf monitoring system, allowing it to receive live updates regarding lifts status across all of its estates.</p> <p>FairHeat has carried out an optimisation study of the heating system on Meakin Estate. Their report summarised numerous issues, among them that most of the heat loss occurs in the pipework. Major Works team is to review the findings, confirm any alterations to the working packages suggested by FairHeat, and report back to the Sub-Committee. IC to confirm with the Finance Team gas and electricity usage tariff data.</p> <p>Attendees observed that some residents in low-rises on Kipling Estate experience issues with their heating. They asked if an optimisation study/door-knocking by the RSOs can be conducted to establish the extent of the problem and how to address it.</p>	<p>Action: IC to ask FairHeat for advice.</p>
<p>4.</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p><u>Gateway 1 Lift Refurbishment</u></p> <p>Major Works Team asks Sub-Committee to approve inclusion of lift works in Lyly, Jonson and Greene houses within major works programme.</p> <p>Residents were informed via letters, and a consultation event was organized. Further updates on the works progress will be given by the RSOs. Regarding social value, all contractors are being asked to contribute in form of apprenticeships etc.</p> <p>Members vote for approval: unanimously approved.</p>	
<p>5.</p>	<p><u>AOB.</u></p> <p>None.</p>	
<p>6.</p>	<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1) IC to find out if leaseholders are being recharged for the scaffolding in Simla and Burwash. 2) IC is to look into whether JMB can apply for the Greener/Cleaner/Safer to cover some of the costs of Symington works. 3) RA to discuss CCTV with residents in Simla and Burwash. 4) IC to ask FairHeat for advice in relation to heating situation in Kipling low-rises. 	

Next meeting will be on Tuesday 12th November, 5:30pm – 7pm

