

SPRING 2024

Leathermarket JMB

BULLETIN

Residents are the reason we are here

Free activities for JMB residents!

Guitar lessons for under 18s

Thanks to a grant from the Neighbourhood Fund we are launching free guitar classes this September for young budding musicians aged 8 to 18. The workshops will be delivered in partnership with the South London Mission and open to complete beginners and those with experience who want to develop their guitar skills. Spaces are limited so sign up early and don't miss out.



For details about either of these free activities please contact Igor our Resident Engagement Officer by emailing igor.novokreshchenov@leathermarketjmb.org.uk or call **020 7450 8024**.

Bingo back by popular demand

Pop into the JMB Estate Office in Leathermarket Street every Wednesday afternoon 1.30 – 3pm for a fun game of bingo.

It's free of charge and everyone is welcome. Come for bingo and stay for tea and a chat!



Get involved!

Leathermarket JMB is run by residents for residents. Find out inside how you can get involved, make your voice heard and genuinely influence the housing service you receive. We promise you it will be worth it.

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Welcome from the Chair...



Welcome readers...

Now that spring has finally sprung (after several weather fluctuations) we can all start to look forward to spending more time outdoors, and as you can see on page 6 our gardeners have been hard at work to ensure the JMB grounds are full of seasonal colour.

Please join me in welcoming Ian Newman as a new Co-Opted Director with the JMB Board. You can read more about Ian on page 4. I am sure his wealth of experience and his awareness of the Leathermarket area will contribute much to our community.

There are many residents, who like Ian, contribute in some way to making our neighbourhood an even better place to live.

I would like to thank all active residents who work with the JMB either by attending Sub-Committee meetings, participating in consultations and focus groups, joining staff on estate walks or simply by following and sharing our updates on social media.

Your input benefits our estates. If you care about your home and neighbourhood I encourage you to get involved too, please see page 5 for details.

Last but not least, I want to thank the JMB staff for all their hard work.

Christine Parsons
Chair of the JMB Board

Welcome to our new JMB staff members



Ali Imam
Head of Property Services



Harry Yorke
Estates Cleaner



George Solomon
Repairs Multi-Trader

CEO stepping down

It is with regret that we announce that Andrew Furtek has decided to step down as CEO and is leaving Leathermarket JMB to pursue interests elsewhere.



Although having only been with us for a short time, Andrew proved himself to be a popular member of the team and we wish him the very best for the future.

While an interim CEO will be in post shortly, our Senior Management Team will temporarily share the CEO's workload.

In this time of transition we appreciate your efforts in supporting the aims of Leathermarket JMB to deliver the very best service to our residents.

Meet your Resident Services Officers

Our professional and dedicated team of RSOs are here to address any query you may have about your tenancy, the estate you are living in, or the JMB operations in general.

They work to ensure that every resident of Leathermarket JMB is looked after to the highest standard and liaise with other members of our staff to keep our neighbourhoods clean, safe and well-maintained.

Some of the patches have recently changed so please check below for details of your local RSO:



Gina Bradley
Resident Services Manager
• 020 7450 8013
• 07507 937003
• Gina.Bradley@leathermarketjmb.org.uk



Roseline Abo
Covers Lawson Estates
Joyce Newman House and Joseph Lancaster, Lyly House, Jonson House, Alley House, Kempe House, Lyly House, Chettle Close, & Middleton House, Peveril House, Cardinal Bourne, Great Dover Street, Bartholomew Street, Burge Street
• 020 7450 8016
• 07516 030738
• Roseline.Abo@leathermarketjmb.org.uk



Beatrice Brown
Covers Decima and Meakin
Meakin Estate, Elim Estate, Villiers and Decima Street, 36-48 Rephidim Street
• 020 7450 8020
• 07852 540178
• Beatrice.Brown@leathermarketjmb.org.uk



Bankole Ajayi
Covers Lawson Estates
Falmouth Road, Trinity Street, Brockham Street, Greene House, Symington House, Munday House, Beeston House, Nashe House
• 020 7450 8014
• 07727 350420
• Bankole.Ajayi@leathermarketjmb.org.uk



Julie Barks
Covers Kipling and Crosby, Lockyer and Hamilton Estates
Burwash House, Simla House, Dunsterville Way 1-16, Helder Court 1-20, Archdale, Marklake, Weston Street 122 – 130, Crosby Row, Hamilton Square, Guy Street, Dunsterville Way 17-54, Mulvaney Way 1-30, Lockyer Estate, Villiers Court, Weston Street 115, Porlock Street
• 020 7450 8026
• 07852 540178
• Julie.Barks@leathermarketjmb.org.uk



Bee Melanin
Covers Bermondsey Street
Tyers Estate, Tanner House, Whites Grounds, Snowfields, Mendham.
• 07852 540191
• 020 7450 8012
• Bee.Melanin@leathermarketjmb.org.uk

How to report antisocial behaviour



Everyone has the right to live peacefully at home and to feel safe, so if you are affected by antisocial behaviour please report it.

Criminal incidents - If you see a crime taking place or if someone is in danger always dial **999**. For non-urgent crime please report to the police by calling **101** or use the online reporting form at: <https://www.met.police.uk/ro/report/>

Noise nuisance - If you are being disturbed by excessive noise contact Southwark Council's Noise service on **0207 5255777**.

Rough sleeping - If you see anyone sleeping rough in a bin room or communal area please report to Street Link at <https://thestreetlink.org.uk/> or call the 24 hour number **0300 500 0914**. Street Link can then connect the individual with support services who can help.

Follow us on social media



Update from Lawson TRA

Food and fun for young people

Children and young people aged 5 to 15 living on the Lawson Estate enjoyed taking part in the free Southwark Fun and Food project during the Easter holidays. Funded by Southwark Council and run by local charity FAST58, the scheme offered fun activities and healthy lunches for local youngsters who are eligible for benefits-related free school meals.

As well as group games, crafts, fun competitions and a movie day, youngsters got involved in learning about nutrition and making their own healthy lunches every day including tasty toasties, wraps, fruit sticks and a picnic lunch. The free scheme will return in the school summer holidays.



AGM
Wednesday 29 May, 2024

If you live in the estate and would like to attend the AGM to find out more about the work of the TRA and how you can get involved please drop in. The meeting will be held in the Roundhouse Meeting Hall, 2 Cardinal Bourne Street from 7pm.

Estate improvements

Works on emergency lighting have been completed in the Jonson, Lyly, Greene, and Munday blocks. The units that have been blocking the area of the Bartholomew St garages were towed away, and it is once again free from obstructions.

Improving security at Symington House

A meeting took place on 24 April to discuss how to make the communal areas at Symington House more secure, for example by looking at door entry, lighting and CCTV. Secure By Design (a company specialising in design to improve block security) will be working with the JMB and local police officers to help identify ways to reduce antisocial behaviour and improve security. Check out our next issue for an update.

Meet our newest Co-Opted Director

Former Lawson Estate resident Ian Newman has volunteered to join the JMB Board as a Co-Opted Director.



“Living on the Lawson Estate from its inception in the mid-1950s and continuing our family association all the way through to the present day is a unique position to be in, and I feel privileged to be asked to contribute to the JMB as a Co-Opted Director. Through my long standing connection with the Lawson Estate Tenant Association, and more recently the Fast58 Charity and my working life in finance, I hope my knowledge and experience will incite a dimension to the Board that takes us through 2024 and onwards, with a positive and bright future for all residents of the estate.”

Our neighbourhood is changing

a message from the We ❤️ Snowsfields campaign



You may be aware about a new development that is being planned on the South side of Snowsfields. The plans include demolishing several existing buildings including the small businesses opposite Guy's Cancer Centre, the NCP car park and Margaret House, to make way for three, new buildings which will form a new 'Life Science Hub' housing pharmaceutical companies.

Local residents, including leaders of TRAs from Kipling, Crosby, Lockyer and Hamilton Estates have come together to form We ❤️ Snowsfields, in order to make the local

community aware of what's happening and put resident views and concerns into the spotlight.

To find out more scan the QR code with your smartphone camera or email contact@welovesnowsfields.com

The group are holding a public meeting at St Hugh's Church on the corner of Crosby Row and Porlock Street on Monday 20 May at 6pm and all local residents are invited to attend.

Join a Sub-Committee and have your say!

Our resident-led Sub-Committees look into various aspects of how we deliver your housing service.



Performance Sub-Committee looks at the quality of important services such as repairs and cleaning.



Major Works Sub-Committee helps decide on and monitor major works in your homes and neighbourhoods.



Finance Sub-Committee helps decide how the JMB spends your rent money and monitors value for money.



Homeowner Sub-Committee monitors the services that are exclusive to homeowners.

If you are interested in joining a Sub-Committee or finding out about other ways to get involved please contact Igor our Resident Engagement Officer on **020 7450 8024** or email igor.novokreshchenov@leathermarketjmb.org.uk



Looking after your home and neighbourhood

We work hard to keep your home safe and well maintained, and ensure estates are clean and green so that everyone can feel proud to live here.

Grounds Maintenance

Head Gardener Jeff and his team have already begun their seasonal planting to ensure flower beds around the estates will bloom into life this summer. As our photos show the team have been busy improving several sites including Guy Street, Whites Grounds, Lockyer Estate, Lawson Estate and Kipling Estate.



Cleaning

Thanks to Estate Supervisor Fabio, our cleaning schedule is continuing to improve month by month, ensuring communal areas receive regular, effective cleans to keep neighbourhoods looking their best.



Modernising bathrooms

Our Major Works team have modernised 98 bathrooms across various estates this year. (We were hoping to replace more bathrooms but had to divert funding to address urgent building safety issues. These bathroom replacements will be prioritised as soon as the essential safety works are completed).

Stock condition survey

All JMB properties will be surveyed to check we meet the Decent Homes Standard and help plan for future improvements. We will write to you with details and ask you to agree a date for the surveyor to visit your home (please ensure you are in to provide access on this date).

Smart meters

We have partnered with Energy Angels to install smart meters into properties as they become empty. If you haven't got a smart meter it's worth contacting your energy provider to request one be fitted free of charge. Not only will it help you save money by providing accurate meter readings and pinpointing the most cost effective times to use energy, but it can also unlock exclusive energy rates and allow you to easily switch between suppliers.

Adaptations

If you have any specific needs due to age, mobility or ill-health please contact your Resident Services Officer (see page 3 for details) who can refer you for an assessment by Occupational Therapy.

Preserving heritage

Our historic Victorian Street properties received a full restoration, revitalising their appearance and preserving their unique character.

Repairs

Our inhouse repairs team do a great job and we're looking at increasing their scope in order to clear the backlog of repair jobs and save money on using external contractors.



Gas safety

We achieved 100% of annual gas safety checks to ensure the gas appliances we supply for heating and hot water are safe and working efficiently. We are also upgrading smoke and carbon monoxide alarms.

Fire and building safety

Working with Southwark Council we are undertaking a major review of buildings to ensure we are in line with new regulations, and to help us plan for the long term safety and maintenance.

We hope you never have reason to make a complaint about the housing service we provide but if you do, you can contact the Housing Ombudsman Service. This is a fair and impartial service which was set up by law to look at complaints about housing organisations. Their service is free of charge to all residents in social housing. You can contact them at any time if you need help with a complaint about your landlord.

You can do this by:

- Writing to them at: **Housing Ombudsman Service, PO Box 1484, Unit D, Preston, PR2 0ET**
- Telephone: **0300 111 3000**
- Email: **info@housing-ombudsman.org.uk**

For more information, visit: www.housing-ombudsman.org.uk

Reduce condensation and prevent mould in your home

What is condensation?

The air in your home contains moisture which comes from everyday activities like showering, cooking, boiling the kettle, drying clothes and even breathing.

When the air touches cold surfaces it condenses into water droplets known as condensation. You might notice this on windowsills, walls and ceilings.

If condensation builds up, it can cause black mould spots to grow in your home which look awful and can cause health issues.

Follow these tips to reduce condensation in your home



Keep your home ventilated by opening windows regularly and using extractor fans.



Wipe away any condensation or water droplets from walls, tiles, shower screens and windows.



When you are cooking or bathing open the window and keep the door closed to stop moisture spreading to other rooms.



Keep lids on pans when cooking.



Pull heavy furniture away from the walls to let air circulate.



Don't dry wet laundry indoors on radiators as this can create damp spots in your home. Instead, use a clothes airer in a well-ventilated room with the door closed.



Prevent rooms getting too cold as very cold rooms can provide ideal conditions for mould to grow.



When filling a bath, run the cold water first, then top up with hot water to help reduce steam.

How to report damp and mould in your home

If you discover a leak or damp patch in your home, please dry the area and report this to us by:

- email repairs@leathermarketjmb.org.uk
- call **020 7450 8000**
- talk to your **RSO** (see page 3)

We will focus on tackling the root cause of the problem and carry out any repairs needed to prevent damp and mould from reoccurring.



GET IN TOUCH

If you have a comment or query about your housing service or a suggestion for the next issue of this magazine please let us know.

- Phone the JMB office on: **020 7450 8000**
- Email us: residentservices@leathermarketjmb.org.uk
- Visit our office at **26 Leathermarket Street, London SE1 3HN**
We are open 9am to 5pm Monday, Tuesday, Thursday and Friday, and 9am to 1pm on Wednesdays.