

**1<sup>st</sup> Building Safety Panel Meeting**  
**Tuesday 25<sup>th</sup> June 2024, 6pm.**



**Attendees:**

Ali Imam (AI)	Head of Property Services
Igor Novokreshchenov (IN)	Resident Engagement and Board Support Officer
Mark Platt (MP)	Resident, Nashe House (Lawson Estate)

**Minute-taker:** Igor Novokreshchenov.

<u>Agenda Item</u>	<u>Key Points</u>	<u>Actions Agreed</u>
<b>1.</b>	<p><b>Welcome and apologies.</b></p> <p>AI opened the meeting. Attendees introduced themselves.</p>	
<b>2.</b>	<p><b>Building Safety Panel overview (by Ali Imam)</b></p>	<p><b>Action:</b> Individual Block Strategies to be made available to residents upon completion.</p>
<b>2.1</b>	<p>A PowerPoint presentation was delivered, explaining the timeline and context of the Building Safety Act 2022 and breaking down its meaning for the JMB.</p> <p>The JMB has 7 high-rise blocks on its estates. Consultations with their residents were conducted in the period December 2023 – March 2024, resulting in the Building Safety Engagement Strategy and the setting up of the Building Safety Panel. Drawing up strategies for each individual block is in planning.</p>	
<b>2.2</b>	<p>AI explained that he would like to rename the panel as Fire &amp; Building Safety Panel, to reflect upon the interconnected nature of the fire safety and overall building safety. <b>MP</b> supports the idea.</p>	
<b>2.3</b>	<p>Building Safety Regulator (BSR) can call upon any registered provider to present within 28 days a safety case review, a combination of building safety reports that includes detailed Type 4 Fire Risk Assessments (FRAs). Safety Case Reports are required to be produced for all the high-rise buildings. An action planned needs to be prepared to collect those.</p>	
<b>2.4</b>	<p>Type 4 FRAs have been commissioned from Southwark. Update would be given at future meetings regarding their progress. FRAs conducted previously are available on the Council's website.</p>	

<p><b>2.5</b></p> <p><b>2.6</b></p> <p><b>2.7</b></p>	<p><b>MP</b> commented that it may be a good idea to have non-resident leaseholders on the Panel, to be kept updated about any changes to their properties that may affect the safety of the building.</p> <p>The Panel should be representative of all the high-rises on the estate. Ideally, it should include at least one resident from each block. To ensure a higher turnout at the next meetings, a more vigorous engagement should be considered, including door-knocking and digital means. Communication should be timely, consistent, and focused on maintaining a sense of agency among the resident attendees.</p> <p>Presence of a representative from Southwark’s Building Safety Team would also be welcome.</p> <p><b>MP</b> pointed out that it may be useful to advertise the Panel at the upcoming AGM in October.</p> <p>A Stock Condition Survey is to be commissioned later in the year, to inform JMB’s cycle of major works for a set number of years.</p> <p><b>MP</b> observed that JMB may attempt to communicate with leaseholders or their private tenants about the state of their properties.</p> <p><b>AI</b> replied that the information received in that way would not meet the Survey conditions. Soliciting information from private tenants may be legally challenging.</p> <p>Overall goal is to create Building Safety Action Plan.</p>	<p><b>Action:</b> IN to ask the Directors about possible inclusion of non-resident leaseholders on the Building Safety Panel.</p> <p><b>Action:</b> AI to invite a representative from Southwark’s Building Safety Team to the next Panel meeting</p>
<p><b>3.</b></p>	<p><b>Resident Survey Review.</b></p> <p><b>MP</b> suggested adding “Why you chose this option/answer” to survey questions, to enable residents to provide context.</p>	
<p><b>4.</b></p>	<p><b>A.O.B.</b></p> <p><b>N/A</b></p>	

**Meeting concluded 19:30pm.**

**Date of the next meeting to be announced.**

