

2nd Building & Fire Safety Panel Meeting
Tuesday 3rd September 2024, 6pm.



Attendees:

Ali Imam (AI)	Head of Property Services
Igor Novokreshchenov (IN)	Resident Engagement and Board Support Officer
Sana Pervez (SP)	Building Compliance and Data Manager
Mark Platt (MP)	Resident, Nashe House (Lawson Estate)
Tara Bowden (TB)	Resident, Marklake House (Kipling Estate)

Minute-taker: Igor Novokreshchenov.

<u>Agenda Item</u>	<u>Key Points</u>	<u>Actions Agreed</u>
1.	<p>Welcome and apologies.</p> <p>AI opened the meeting. Attendees introduced themselves.</p>	
2.	<p>Update from the previous meeting</p>	<p>Action: IN to email copies of the ToR to attendees.</p>
2.1	<p>AI invited the attendees to read the draft of the Terms of Reference. The draft will be discussed at the next meeting, where a decision will be made whether to adopt it as the Panel's ToR.</p> <p>There may be supplementary additions to it, depending on the regulations.</p>	
2.2	<p>Individual Building Safety Engagement Strategies will be drawn for each of the 7 high-rises on JMB estates. Southwark Council has allocated a Building Safety Manager with whom JMB Compliance and Data Manager will be liaising on this. Feedback from residents will be collected in the process, potentially via a consultation event/door-knocking. Exact dates for this have not yet been set.</p>	
2.3	<p>AI delivered the PowerPoint presentation about the timeline of the Building Safety Act, and the episodes, such as the Grenfell Tower fire, that informed it.</p> <p>All high-rises needed to be registered with a new Building Safety Regulator, by October 2023.</p> <p>AI explained that "high-risk" blocks were initially defined by their height: anything above the 18 metres is considered a high-risk building but this has changed from recent updates to the regulation and likely to be updated further by supplementary regulation in the</p>	

<p>2.4</p>	<p>future. Landlords are still using height as well as cladding and occupancy as a threshold to categorise high-risk.</p> <p>Stock Condition Surveys will be commissioned this financial year, and a review of the JMB policies is ongoing, to ensure compliance with the regulatory requirements. Competency Register is being developed, which will inform what training contractors/operators should have before they start working on a building.</p> <p>Fire Risk Assessment actions as provided by the Council are being worked upon. JMB intends to complete an in-depth Type 4 assessment on all high-rises, as well as Structural Safety Assessments.</p> <p>Please change it to: Fire Risk Assessment actions as provided by the Council are being worked upon. JMB intends to complete an in-depth Type 4 assessment on all high-rises, as well as Structural Safety Assessments but waiting for the Council to respond on the timeline. This is regularly discussed with the Council.</p>	
<p>3.</p> <p>3.1</p> <p>3.2</p>	<p>Marklake Court Discussion.</p> <p>TB observed that the fly zappers at Marklake Court are a recurrent issue. Moving them away from the smoke alarms/heat sensors will rectify it. TB expressed concern that the Fire Brigade will ultimately fine the JMB over the false fire alarms. TB also noted that with the frequency of the false fire alarms, the residents will learn to ignore it, and in a situation of actual fire may not follow the required procedures.</p> <p>TB confirmed that the latest the alarms went off was on 14th August. Not smelling nor seeing any smoke, TB silenced it by pressing the button.</p> <p>AI replied that the issue with the alarms going off so often also involved condensation building up from the bins. According to Southwark, the JMB was using a wrong type of detector: instead of smoke it should have been heat detector, and the faulty batteries needed replacement, which was done last week. A qualified fire safety officer is being commissioned by the JMB to oversee the installation of new fire alarms – however, exact dates have not been given yet.</p> <p>An update to the residents will be issued on the day when it is done.</p> <p>AI confirmed that he is looking at every possible issue that may be setting off the alarms but the ultimate decision on a building fire</p>	<p>Action: SP to issue update for the residents when the fire alarms replacement will be taking place.</p>

3.3	<p>safety rests with the competent accredited authorities i.e. Southwark's Fire Safety Officer.</p> <p>TB commented that having over a fireman from the Fire London Brigade may be a better option.</p>	
4.	<p>Nashe House</p> <p>4.1 MP reported that there was an increase in items being dumped at the northern entrance of the Nashe House. This is a potential fire hazard if set alight.</p> <p>AI commented that residents would need to be updated about the risks associated with dumping, maybe via door-knock.</p> <p>4.2 MP observed that having an information about the DIY works that may have been carried out by the leaseholders may be of use to the JMB regarding the overall building safety.</p> <p>AI replied that this information will be collected as part of the Type 4 Fire Risk Assessment.</p> <p>4.3 AI observed that telecom masts may present a special risk and it needs to be assessed. A surveyor was contracted to analyse the structural impact of the masts on the high-rise blocks where they are installed. MP observed that, although there are few on Nashe, the Munday House has a lot on its roof.</p> <p>4.4. MP confirmed that, when the Building Safety Consultation will start, if available, he is happy to help with the door-knocking. Identifying residents who have been living in the building the longest may supply the JMB with better data as they would be able to comment on the structural changes and concerns over longer period of time.</p> <p>AI confirmed that the JMB will be in touch with MP to design the door-knocking exercise prior to its commencement.</p> <p>4.5 AI has contacted Frankhams, one of the lead service providers in terms of the Building Safety, to conduct in-depth assessment of the blocks. They are ready to progress with it, providing Southwark Council gives its approval.</p> <p>4.6 MP expressed concern over the recycling bins being left off the side of the building rather than the designated compound.</p> <p>AI replied that sometimes bins need to be left out at certain locations for collection. AI instructed SP to confirm with the Resident Services Officer covering the Nashe House why the bins are being left out of the compound.</p> <p>4.7 MP noticed that announcing the Panel at the JMB AGM may help bring in more residents.</p>	<p>Action: SP to confirm with the Resident Services Officer covering the Nashe House why the bins are being left out of the compound.</p>

5.	A.O.B	
5.1	IN asked attendees to read the minutes from the previous meeting and tell him if they agree with them.	
	<i>Minutes approved.</i>	
5.2	IN informed the attendees that the next meeting will take place on Tuesday 3 rd December and asked if there were any objections: none were given.	

Meeting concluded 19:00pm.

Date of the next meeting is Tuesday 3rd December, 6pm.

