

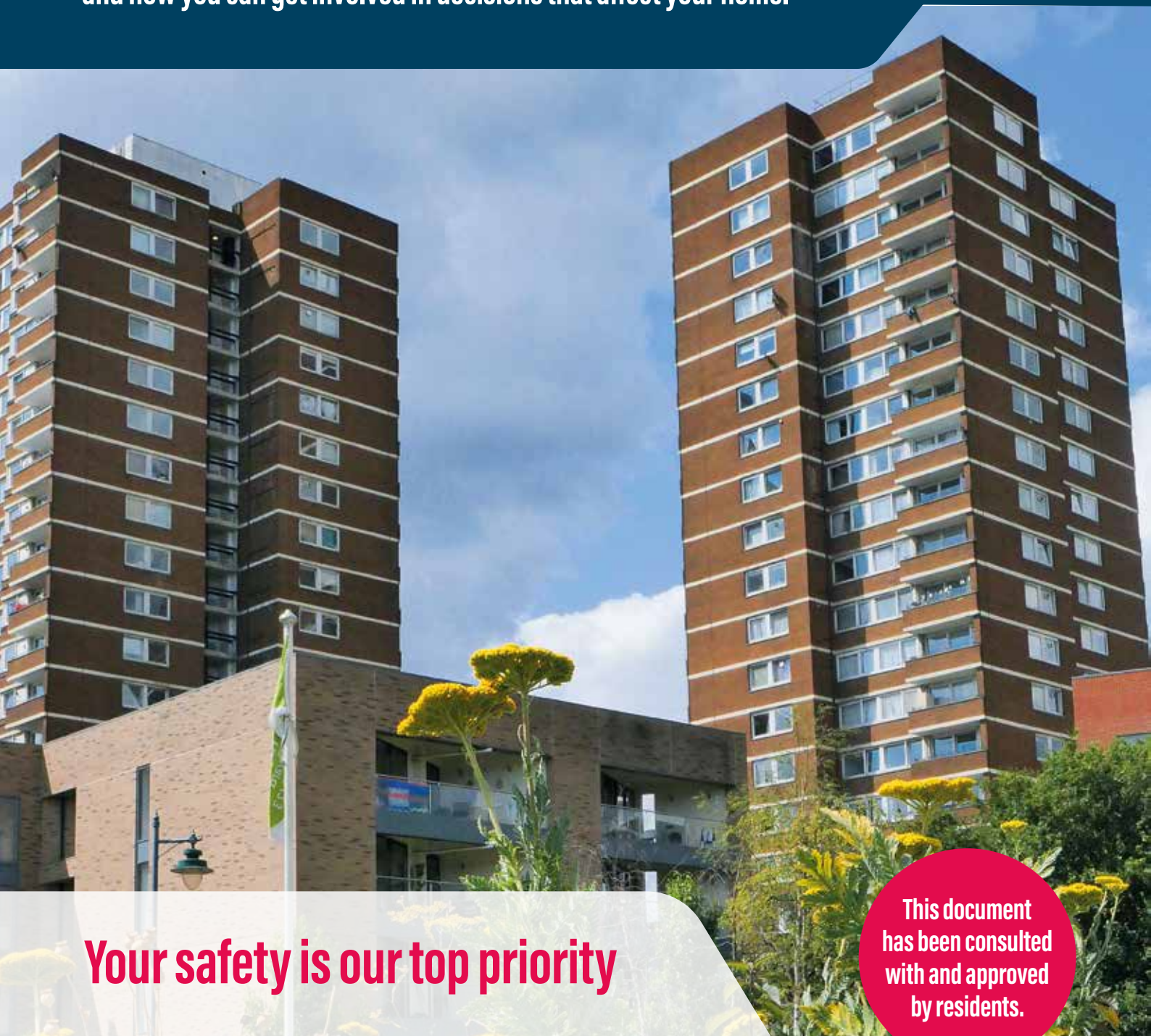
Leathermarket JMB runs your estate and we are managed by the people who live here



Leathermarket JMB

# Building Safety Engagement Strategy

This strategy outlines how we work to keep high rise buildings safe,  
and how you can get involved in decisions that affect your home.



**Your safety is our top priority**

This document  
has been consulted  
with and approved  
by residents.

# Background

**The Building Safety Act 2022 was introduced in the wake of the Grenfell Tower tragedy to improve the rights, powers and protections of residents and improve safety.**

It defines how residential buildings should be constructed and maintained, whilst giving those who live in high rise buildings more say in how their block is kept safe.

Those responsible for high rise buildings nationwide must develop a strategy on how to involve residents in meeting the requirements of the Act.

This strategy sets out how we plan to keep you as residents and homeowners informed and how you can participate in important decisions about the safety of your block.

**If you live in a high rise building you have unique insights that can support us to improve our approach to resident engagement.**

You also play a critical role in helping to keep your block safe so it is important that you read this document carefully and contact us if you have any queries or suggestions about building safety.



## Who is this strategy for?

Everyone who owns or lives in a flat in one of our high rise blocks (buildings that are at least 18 metres or seven storeys high):

- Nashe House
- Peveril House
- Symington House
- Burwash House
- Simla House
- Joyce Newman House
- Marklake Court

Our staff and contractors will also need to understand our strategy because they play an important role in keeping our buildings safe, and we will share this document with other interested parties.

# Roles and responsibilities

**The building safety reforms create new roles and responsibilities in relation to high rise buildings.**

### ACCOUNTABLE PERSON (AP)

The AP is the organisation or person who owns or is responsible for maintaining the communal areas of a building such as staircases, corridors and lobbies.

Leathermarket JMB is the AP for your building. This means that we must put measures in place to prevent and limit any building safety risks such as fire or structural failure. We are responsible for making building safety decisions about the block (see page 5).

### PRINCIPAL ACCOUNTABLE PERSON (PAP)

Each residential high rise building must also have a Principal Accountable Person (PAP) which can be an organisation or an individual person. The PAP has legal obligations to manage fire and structural safety risks and engage with residents.

Southwark Council is the PAP for all our high-rise buildings with the exception of Marklake Court. The PAP for Marklake Court is Leathermarket CBS.

As the managing agent for the buildings we carry out duties on behalf of the PAP, such as engaging with residents about building safety. However it is the responsibility of the PAP to make sure those duties are carried out.

### RESIDENTS

The Building Safety Act also places obligations on residents and homeowners. As a resident of a high rise building you must not:

- Do anything that creates a significant risk to your building's structural safety.
- Do anything that creates a significant risk of causing or spreading fire in your building.
- Damage or remove any of your building's fire safety measures, such as smoke detectors, fire alarms, fire doors, safety signage, and fire extinguishers.

You are also obliged to comply with any request for information made by an accountable person (the AP or the PAP) to enable them to carry out their building safety duties.



# How will we ensure building safety is maintained?

- Our buildings will be regularly inspected and maintained in accordance with industry standards and regulations.
- We will have a clear and robust process for identifying building safety risks.
- We will ensure that staff, residents, contractors, and other third parties understand their duties and the consequences of not fulfilling them.



## WHAT IS A BUILDING SAFETY DECISION?

As the Accountable Person for your block we look at building safety decisions including:

- Identifying and assessing building safety risks – eg through surveys of the building, or investigating concerns raised by residents or contractors.
- Managing building safety risks – eg through the introduction of new fire detection systems or external wall remediation.
- Providing information - to residents, the Building Safety Regulator, the PAP, or other interested parties.
- Engaging with residents about building safety, including the development and review of this strategy.
- Managing Building Safety complaints.



## WHAT IS A BUILDING SAFETY RISK?

A building safety risk is defined in the legislation as 'spread of fire and/or structural failure'. Structural failure can refer to deformities, breaking, or collapse of a structure.

# Consulting you on building safety decisions

**We will consult on decisions about building safety in our high-rise blocks with the people who live or own a home there.**

**This might include consulting on:**

- Works that will cause major disturbance to residents
- Works of prolonged duration
- Works that result in significant material alterations to a building
- The contractors we use
- Site coordination and start and finish time of works

**We won't consult if:**

- Delaying an action could result in serious harm or risk of death; or
- If there is no ability for residents to influence the outcome after the initial consultation, for example if a competent building engineer advises on a change to a building's evacuation strategy to meet regulatory compliance or competent person risk assessment

# How we will provide information

We will provide written information about building safety in the following ways:

- ✓ A building safety information pack (see below)
- ✓ A building engagement plan (see below)
- ✓ A dedicated building safety page on our website
- ✓ Relevant policies on our website
- ✓ Information in our quarterly newsletters
- ✓ Information at tenancy sign-up for new tenants
- ✓ Policies and information in accessible formats and in different languages
- ✓ Hard copies of important building safety information to every person aged 16 and over who lives in a high-rise building, including a copy of this strategy.

We continually assess how we are able to expand the range of ways to provide building safety information and welcome ideas and suggestions from residents.



## BUILDING SAFETY PACKS

This will be specific to each high rise building and will include details on;

- ✓ Fire risk assessments
- ✓ Evacuation policy
- ✓ Fire prevention advice
- ✓ How you can raise concerns about building safety
- ✓ How we will keep you updated
- ✓ Clear details of our and your responsibilities
- ✓ The roles of other agencies eg fire, police, council in building safety
- ✓ Contact information (including out of hours)




## BUILDING ENGAGEMENT PLANS

Each engagement plan will take into account the individual characteristics of the building and the people who live in it. Each plan will include information about:

- ✓ Key roles and responsibilities in managing the safety of the building
- ✓ Other stakeholders who might need to be involved, informed or consulted on building safety plans
- ✓ How engagement will be managed and reviewed
- ✓ How consultations will be carried out

As well as providing written communication, we will also deliver building safety information in person through the following methods:

- ✓ Hosting building safety workshops for residents (we will consult with you on how frequently we should do this)
- ✓ Attending Tenant and Resident Association meetings
- ✓ Engaging with you via our sub-committee meetings
- ✓ Inviting you to join us when we inspect your building
- ✓ Inviting members of the fire brigade to give presentations

# How you can make your voice heard



## JOIN THE BUILDING SAFETY PANEL

This strategy has been written in consultation with residents who responded to our recent invitation to get involved. We will offer further opportunities to be involved in reviewing the strategy through a Residents' Building Safety Panel.

The panel will meet quarterly with a key member of the JMB management team to:

- ✓ Propose and discuss recommendations on behalf of fellow residents
- ✓ Discuss improvements in building safety management practices
- ✓ Advise how we engage with residents around building safety
- ✓ Periodically review the strategy, engagement plans, and information packs to ensure they remain fit for purpose

Please get in touch if you are interested in joining the Building Safety Panel



## SINGLE POINT OF CONTACT

If you would like to talk to us about any building safety concerns please email: [buildingsafety@leathermarketjmb.org.uk](mailto:buildingsafety@leathermarketjmb.org.uk)



## COMPLAINTS PROCESS

We will adapt our complaints process so that residents can raise any concerns about building safety directly with the relevant staff members. This refers to complaints specifically relating to:

- Structural failure or spread of fire in a high-rise building
- Our performance as the AP

We will publish information about this process so that you will know what a relevant building safety complaint is, how to raise a complaint, and how to escalate a complaint to the Building Safety Regulator (BSR) if you are not satisfied with the response.



## MONITORING AND MEASURING THIS STRATEGY

We will periodically review this strategy and consult with residents every two years in order to ensure it is still relevant and effective. We will measure the effectiveness of this strategy by looking at:

- Overall satisfaction that the JMB keeps residents safe in their homes
- Results of safety awareness surveys
- The number of visits to the building safety page on our website
- The number of reports of building safety issues

In addition, we will review building information packs and engagement plans if we make any significant alteration to the building or if any incidents are identified that could put inhabitants of the block at risk.





**If you have a comment or query about your housing service please let us know.**

- Phone the JMB office on **020 7450 8000**
- Email us:  
General enquiries – **[enquiries@leathermarketjmb.org.uk](mailto:enquiries@leathermarketjmb.org.uk)**  
Housing and tenancy issues – **[residentservices@leathermarketjmb.org.uk](mailto:residentservices@leathermarketjmb.org.uk)**  
Non urgent repairs – **[repairs@leathermarketjmb.org.uk](mailto:repairs@leathermarketjmb.org.uk)**
- Visit us: **Leathermarket JMB, 26 Leathermarket Street, London SE1 3HN**

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