**Lawson TRA: March 2017**

1. **Water Rates payments**

The direct payment of water rates by secure tenants starts on 2.4.17. The JMB organised a well attend meeting to explain the implications. The critical information is:

* Everyone will automatically be registered to pay by Paypoint, but this is the most expensive option. So tenants should contact Thames Water on 0800 980 8800 to discuss payment options
* Tenants will get another letter from Thames Water between the 4th and 8th April
* Tenants on benefits or have a household income of less than £16,000, can register for WaterSure reduced rate tariff
* Tenants who are single occupants and low water users should request a water meter and a Single Occupancy tariff
* Nobody will have their water cut off, but legal action will be taken. The big message is that if tenants are having problems paying they should contact the helpline
* The JMB should register its properties and vulnerable residents for the Thames Water information service in the event of service breakdowns.
1. **Water Rates refunds**

All former tenants who registered before mid-January 2017 have been paid. We are waiting for Southwark to process the next set of payments.

1. **Parking**

The JMB is consulting about a changed parking process, which will avoid the need for residents have to take time to come to the office. Anne will present details to the meeting.

1. **Homeowner project team**

The JMB is working towards taking on the full range of homeowners’ services. A project team of homeowners is working with us to develop our plans. If you are a homeowner and would like to contribute your idea please let Andy Bates, JMB Manager, know.

1. **Better Fit Local allocations**

The Council has stopped the Better Fit local allocations scheme. This is really disappointing because the prime beneficiaries were tenants on Meakin and Elim, who are overcrowded. Also, residents on higher floors who now struggle with the stairs. We are trying to support tenants who need re-housing, but the whole situation is now very difficult.

1. **Estates Regeneration Funding**

The JMB has been successful in getting £420,000 from the government to pay for feasibility and planning work to build new homes for JMB tenants. We are looking for sites on our estates to build more homes.

We have a sister organisation, Leathermarket CBS in charge of building new homes. You can show your support by becoming a member or rolling your sleeves up and getting involved. If you are interested contact Clay Mckenzie, clay.mckenzie@leathermarketcbs.org.uk or Jane Mepham jane.mepham@leathermarketcbs.org.uk on 020-7450 8023

1. **Joseph Lancaster new homes**

Jane Mepham, CBS project officer, will provide a verbal up-date.

1. **Major Works**

The major works for the next 2 years are as follows;

June-August this year- replacement front doors to all of Nashe House and Beeston House and the upper floors of Kempe, Alleyn, Middleton and Munday Houses, plus the remaining doors that Southwark didn’t do at the Great Dover Street complex. Shellen Security will soon be writing to residents to establish designs/colours.

July – September this year – minor electrical intake cupboard refurbishment/safety work to all blocks. This has been tendered but no contractor is appointed as yet.

January 2018 – August 2018- Roof renewal, brick cleaning, concrete repairs, external decorations and bin store installation at Jonson, Lyly, Greene, Nashe, Munday  and the cottages. I have the tender documents and will be tendering in June/July.

The above are definitely going to happen.

We have pencilled in Trinity Street externals, bathroom renewals everywhere and lift renewal at Jonson, Lyly and Greene for 2019/20, but this is subject to revision, depending on finances and other emergency works arising.

1. **Symington security**

JMB staff members have been door knocking and talking to residents about whether they are experiencing any anti-social behaviour. We have a lobby meeting arranged for Tuesday 2nd May at 6.30pm.

1. **Service Improvement Budget for Lawson estate**

We are looking to identify low cost, but high impact improvements.

We are planning to renew the estate signs on Cardinal Bourne St, Great Dover Street and the main sign on the entrance at Burge St/Bartholomew Street junction. Also double yellow lines across the estate are in need of renewing.

 Any other ideas from the TA most welcome.

1. **Greener, Cleaner & Safer funding**

£8,700 has been awarded. The planning is to protect the triangle grass areas on Greene, Lyly and Jonson from vehicles cutting across.