

KIPLING NEWS

Jan 2011

You said, we answered, we did

LEATHERMARKET
JMB

In early January residents told the JMB about the issues on your estate and what they wanted done. The JMB held a drop in- session where anyone on the estate could talk to **Andy Bates**, JMB Manager and **Ruth Matthews**, Customer Services Officer together with the two resident directors, **Jackie Scorer** and **Ann Edwards**.



What is the JMB doing about drug dealing and rough sleeping?



- We know about the problems and are working with the police, Southwark's Anti-Social Behaviour Unit (SASBU), Rough Sleepers and Drug Action teams to try to tackle the problem. We need people to keep telling us whenever they see drug dealing, drug use or rough sleepers – this helps us to get to the bottom of the problem.
- The design of the flats on Dunsterville Way and Mulvaney Way makes it very difficult to track down and stop drug dealers. Because there are lots of stairs and 'hidden' corners by the chute areas it is very easy for people to make a quick getaway.
- The major part of our plan is to block off the head of the staircase up to the chute area between 35-41 Dunsterville. This will close off an area where we know that drug dealing has been taking place. It will block off escape routes. However the inconvenience to residents either side is that they will only be able to use one staircase, rather than two.
- There is space in the chute areas that isn't used at the moment where people can either drug deal or rough sleep. Part of our plan is to block off the dead space in the second floor chute areas next to 16 and 30 Mulvaney.
- Drug dealing has been happening in the ground floor shed recess next to 21 Mulvaney. So we will improve the lighting in this area.
- **Please let us know if you think these proposals are right or if you think they would cause you problems.**

Why are JMB Repair vans parked on our estate?

- There is a designated van parking bay on the corner of your estate. This is where the vans should be parked. Some residents have complained that our vans have been parked **overnight in residents' parking bays. We have told our staff to stop doing this.** However, you may still see our vans parked in residents' bays during the day when we are working on your estate.

Residents are the reason we are here

My kitchen is falling apart, when will I get a new one?

- The JMB is responsible for day-to-day repairs but Southwark Council should pay for long term improvements – like new kitchens – because it still owns the estate. So making sure that all tenants have a reasonably modern kitchen is part of Southwark Council's Decent Homes programme.
- Whilst the Council remains committed to ensuring every estate get the 'Decent Homes' improvements, cuts to the budget mean that the Council cannot tell us when we would get the money to do the Kipling Estate. This means the work is not likely to be for several years.
- **We are determined to make the strongest case we can for JMB Estates to get the money we know we need.** As part of this we are re-inspecting homes to find out how many tenants are living in sub-standard conditions. If you are a Council tenant and your kitchen is in poor condition please let the JMB Office know.

Why do I see new kitchens going into empty properties, when the JMB is saying I need to wait?

- The Council has different rules for empty flats – knows as 'voids'. Currently the Council will usually pay for work to bring empty flats up to standard before they are rented to someone else, including kitchen replacements where this is needed.

We were told that the Burwash lift is being replaced. When will it be?

- These works are long overdue and the JMB has been chasing up this work for the last year. Southwark Council are funding and organising this work as they are responsible for major improvement work to the homes. The JMB have been told that the Council are now close to finalising the contract for this work and we should be given a date within the next six weeks. **We will let residents know the date as soon as we find it out.**

The wild garden behind Dunsterville Way looks untidy. Can we have tidy lawn instead?

- The area behind 1-8 Dunsterville way has been planted with longer grass and plants to give it a more natural look and support important wildlife like bees. While this looks good in the summer, it looks more scruffy in winter time.
- One resident told us that they thought it would be better if it was tidy grass, like the other areas on the estate. They said they know other residents may feel differently - **tell us how you think the area should be.**

Can the JMB remind residents to clear and tidy outside their home?

- We regularly ask residents to clean their window ledges, sweep outside their front door and not leave rubbish around. The tenancy agreement says residents are responsible for the areas outside their homes - we ask all residents to play a part.

Can the JMB get the grit up more quickly once the snow and ice thaws?

- **Yes**, we are sorry it has taken us so long this time.

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Kipling Estate Coffee Group
Simla House,
Community Room
Every Wednesday
1-3 pm
Everyone welcome

