**Lawson TRA report: February 2015**

1. **Richard Bailey**

It is with great sadness that the JMB learned of the death of Richard Bailey. Richard was Resident Liaison Officer up until 2004. Richard could never do enough to help residents in need. This included everything from setting up a pioneering mental health support project to arranging for Father Christmas to visit the JMB office. Even after his retirement, when his health was poor, Richard returned to do a voluntary advice surgery.

His funeral is on Thursday 26th February at Eltham Crematorium. The JMB is arranging transport.

1. **Major works**

**1950’s Lawson blocks external works**: The JMB would like to start external works on Lawson in the next financial year 2015/16. However, in the past six months the JMB has been hit by main water supply busts in a tower block, the major breakdown of a communal heating system and Southwark giving commitments to Lakanal fire coroner that the council has asked the JMB to part fund.

The JMB has commissioned technical reports to help it prioritise works in the next couple of years and to support a request to the council for financial help. The JMB’s major works sub group is meeting next week and it is hoped a definitive plan can be presented to the next Lawson TRA meeting.

A flexible contract has been let for the renewal of front entrance doors. The speed at which this work can happened will depend on the extent of other works and whether the council offers help.

**Nashe House lateral mains renewal**: All of the new wiring is in place but we are waiting for UK Power networks to renew their equipment where the mains power enters the block. When this is done, we switch over to the new wiring. Pressure is being applied on UK Power, with the next step being a complaint to the industry regulator.

**Symington House Fire Risk Assessment works**: All work inside dwellings is complete. The outstanding work is the framing around external fire rated panels and new signage. This will be completed within the next 3 weeks.

**Bartholomew Street & Cardinal Bourne**: The new lifts are complete and in service.

**Nashe House smoke alarms**: Southwark has completed the new installations to all tenanted properties, but have had difficulty gaining access to some leasehold properties.

**Fire safety works** **Jonson, Lyly and Greene:** The site manager and resident liaison manager from AE Elkins Ltd is attending your meeting and can give a detailed description of the planned works. It is proposed that the site compound is located at the back of Lyly House. Surveys have taken place to establish the extent of boiler work required (where flues pass through door side panels).

1. **2015/16 rent increase**

The council is proposing a 2.2% rent increase for existing tenants. Any homes that become empty will be let at the government’s target rent, which on average is £9.73 higher than existing rents.

1. **Neighbourhoods Fund**

The council now has a single, new Neighbourhoods Fund worth £542,000 combining the Community Council Fund and the Cleaner Greener Safer Revenue fund into one simple application process.

The Neighbourhoods Fund will allow community councils to make decisions locally on neighbourhood priorities and provide the means of getting good ideas off the ground.  The council is looking for applications which recognise the importance of local action by communities, in developing relationships, making neighbourhoods come to life, and increasing skills and abilities which mean communities can grow from strength to strength.

You can find out more about the fund by via this link <http://www.southwark.gov.uk/neighbourhoodsfund>  where you can read the information sheet and guidance notes which will inform how the fund will work and what type of projects would be suitable for funding.  This fund will help communities to get ideas off the ground.

Please note the fund will close at 12 Noon on Monday 16 February.

1. **United St. Saviour’s charity**

United St. Saviour’s charity has a large grants fund for physical work and a small grants fund for community activities. The JMB has organised from the charities grants officer to run is a coaching workshop at the JMB office on the 11th February at 10.30am

1. **Joseph Lancaster new build**

Leathermarket CBS board members met with Peter John, Leader of Southwark Council and Richard Livingstone, lead councillor for housing. It was agreed that CBS and council officers will start working on this land transfer as soon as the transfer of the CBS’s other site on Kipling is completed.

1. **Symington/ Harper square landscaping**

Constructive discussions have been happening with Family Mosaic. In recognition of the years taken to complete the works and that their contractor Lovells lost sections of our fencing, they are going beyond the terms of the planning gain agreement and providing extra fencing.

We have consulted about allowing Family Mosaic to install key fob entry to the courtyard of their block and the idea of blocking off the rear entrance to Falmouth Road. The result of the consultation will be available at the meeting.

1. **Responsive repairs contact**

Following consultation with tenants and leaseholders the first tier (leaseholder) tribunal has agreed that the responsive repair contract with AE Elkins Ltd can be extended for another five years. AE Elkins do 40% of the JMB’s responsive repairs, with the JMB’s in-house team doing the other 60%.