

Lawson Estate Newsletter

Resident Services Officers - Adnan Rahman, Alethea Dougall &

Gina Bradley



Dear tenants/residents

Newsletters

The purpose of this newsletter and future ones is to keep tenants/residents informed of all developments and general news relating to the Lawson Estate. We believe this is a great way to keep residents and communities updated. This will include, but is not limited to resident related activities, estate updates, community activities and more.

Staff Update

We have a newly appointed Repairs Supervisor who many of you will already know Artur Sepka. Also, a newly appointed Estates Supervisor, Dave Gill, who will be overseeing-

Cleaners

Michael Vickers (23 years experience with the JMB) – Symington House, Falmouth Road, Nashe House, Munday House, Burbage Close and Chettle Close

Dave Hawkins (1 year experience with the JMB) – Greene House, Lyly House, Jonson House, Kempe House, Alleyn House, Middleton House, Beeston House

Dolapo Lawal (5 years experience with the JMB) – Great Dover Street, Peveril House, Rephidim Street, Archdale House, Mendham House, Decima Street, Bermondsey Street

RSO Team

Adnan Rahman - Symington House, Falmouth Road, Brockham Street, Trinity Street, Munday House, Beeston House, Burbage Close & Chettle Close

Alethea Dougall – Nashe House, Lyly House, Green House, Jonson House, Alleyn House, Kempe House, Middleton House & Joseph Lancaster House

We welcome back former housing officer Gina Bradley, who will be managing - Cardinal Bourne, Great Dover Street, Bartholomew Street & Burge Street,

Major Works

Symington House

Renewal of mains electrical supply cables; (further to resident meeting of 30th September 2021)

- The complete electrical installation is old and requires renewal including fuse-board re-location to an accessible low level.
- Recent block electrical failure caused resident disruption and repair was inhibited by the high level fuse-board location which also limits residents ability to change energy supplier.
- Preparation of specification documentation is progressing. Once at a more advanced stage a further residents meeting will be held.

Security Works

- CCTV upgrade
- Improved security for flats on the intermediate floors

Lift Renewal of both lifts

- Lift renewal is required to avoid failure which will cause widespread resident disruption. Many components are original and obsolete parts makes maintenance very disruptive and expensive. Only items requiring renewal are to be replaced.
- Observations raised by Leaseholders under Section 20 have been addressed. The contract has now been awarded to Liftec Limited - confirmation of a start date is awaited but likely to be **late June with the aim to complete in December 2022**.
- A resident meeting was held 7th February. (notes distributed) and further meeting will be arranged once a start date is confirmed.

Water tanks; (Symington House, Kempe House and Middleton House)

- The water tanks are old galvanised steel, 50-60 years old and approaching end of life requiring renewal. If the roof tanks burst there will be major flooding
- Documentation for the required renewal works has been prepared and the scheme tendered to engage a contractor.
- Section 20 leaseholder consultation will take place once the tenders have been evaluated.
- A likely start on site is **July 2022** for an estimated 6 weeks.

Lawson Estate Phase 2; Jonson, Lyle & Greene House

- Cosmur Construction (Contractor) have been appointed to undertake works including roof renewals, external decorations, rainwater goods, concrete and brickwork repairs and redecorations to external and internal communal areas.
- The works will be supervised by the JMB consultant, Playle & Partners.
- A start on site date was agreed for **18th April 2022** for an estimated 22 weeks.
- A resident meeting to meet the contractor and project team has taken place and all aspects of works were discussed before works start on site including site compound location.

Lawson Estate Phase 2; Nashe and Munday House

- Project tenders returned and to be evaluated with leaseholder Section 20 consultation and residents meeting to be arranged.
- Board / Sub-Group Approval will be required thereafter before arranging to commence works on site.

If there is any change to the timescale we will let the TRA know.

Joseph Lancaster Development – works are completed and residents are due to move in shortly.

Anti-Social Behaviour

Please report to us and if appropriate the police, any instances of anti-social behaviour you are aware of or experiencing.

Useful contact details are:

- **Chaucer SNT: 0208 721 2441**
- **Southwark's Noise Nuisance Team: 0207 525 317**
- **Police on 101 or 999 for serious offences.**

Please report on **020-7450 8000** any occurrences of the following:

- offensive and hate related graffiti
- litter, rubbish, flytipping
- misuse of motorised vehicles
- neighbour disputes (for e.g. noisy neighbours)
- racial, homophobic, or any hate-related harassment
- threat or use of physical violence & rowdy behaviour
- vandalism and damage to property
- combustible items left in communal areas
- excrement & urine in communal areas
- needles, glass and any other rubbish left in children's play area

Jubilee Fun Day – 4th June 2022

On 6th February this year Her Majesty the Queen became the first British Monarch to celebrate a Platinum Jubilee, marking 70 years of service to the people of the United Kingdom, the Realms and the Commonwealth.



To celebrate this unprecedented anniversary, the JMB will be holding a Fun Day event, we look forward to welcoming you and your family between 1pm to 5pm on Kipling Estate, (full address with postcode needed)

Parking

All parking operations remain suspended for now. This is currently under discussion and you will be updated once it is finalised. Please can you ensure your vehicles are parked within marked bays only!

Rent

Have you had a change in circumstance or income? Are you experiencing difficulty paying your rent? Do not suffer in silence. We can help get you back on track. Give your RSO a call and let's see what we can assist you.

Estate Walkabouts – Cleaning Standards

RSO's are now regularly going on once monthly estate inspections with colleagues from the repairs and estate services teams. These walkabouts are open to residents, details of times and meeting point is in the noticeboards and on our website. We hope you join us!

Increased Estate Inspections by JMB Staff, have shown that there has been a significant improvement in the cleaning standards throughout Lawson Estate on the whole.

Since Veolia's recruitment of new staff (away from agency workers) we have seen a more efficient general waste and recycling collection from Veolia, after a poor spell due to agency workers.

Bin Chambers: since the implementation of posters, and a new cleaning strategy for addressing the chambers at multiple points during the day, we have seen a reduction in the mess at Symington & Nashe House. We will continue to adapt our methods to lead to even better results.

We have developed a Deep Cleaning Schedule for all the blocks. The mobile team have started the jet-washing of the stairwells, landings, deep cleans of the communal areas, drain clearances and focusing on bulk and will be completing these tasks over the coming months.

Gardening

At present, the team are at full capacity and with the addition of new machinery and estates investment.

Tenant and Resident Association (TRA) Meeting

We will be holding the **next meeting** with the Lawson TRA on, **Thursday 9th June from 7pm to 9pm at The Roundhouse Hall , Cardinal Bourne Street, SE1 4EJ**. Due to social distancing restrictions attendees will be limited to 30 people. Also, please remember to wear masks if you are planning to attend. Half an hour of the meeting will be specifically to discuss Symington House issues.

The dates for the meetings for the rest of the calendar year are:

- 7th July 2022
- 'No meeting in August'
- 8th September 2022
- 13th October 2022
- 10th November 2022
- 8th of December 2022

All further details or changes will be provided closer to their commencement.

Contact Us

We are here to help with all your housing related matters! Should you wish to contact us you can do so via email at residentservices@leathermarketjmb.org.uk or call on 0207 450 8000.



“Residents are the reason we are here”
