

Action no.	Date of meeting	Action noted	Action required	Action Owner	Response	Update	Action closed date
Major / Planned works matters							
10	08-Feb-2022	DF to provide more information on the cyclical decoration program as it becomes available		Yogesh Vadgama	Programmes of work to be delivered under the LTC with UL and Mulalley will generally be under "Internal Upgrades" or "External and Communal Upgrades". The latter will include external redecorations. We expect to have this agreed by the end of Q1 (June '22) for roll out later in the year. We have developed a 5-year draft programme within budget provisions advised by LBL. The programme makes provision for external redecorations within External and Communal work but not as standalone projects. We hope to agree the draft Major Works programme with LBL by end of Oct '22. The programme is subject to change particularly as we implement surveys in response to the recent Building Safety legislation	<p>Feb 23 Lewisham has a number of conflicting priorities relating to the major works across the borough needing to be undertaken, for decent homes, compliance works, building safety and fire safety which are inarguably the highest priority. Whilst it is acknowledged some blocks are looking tired in terms of decoration this is unfortunately further down the order of priority. Whilst cyclical maintenance and routine maintenance is a good thing to do currently there is not a capacity or resources to undertake these works. What will be done is where major works programmes are being carried out, including external decorations within the programme will be considered.</p> <p>April 23 – We do not have a standalone external decorations programme we will however take into consideration external decorations as part of a major works project.</p>	
14	08-Feb-2022	Is the housing stock survey something that can be shared? – also see 27 below		Yogesh Vadgama	The format of the stock condition survey doesn't lend itself to sharing but we can look into providing a summary report if necessary. What we can share is the resulting programme. In preparation for sharing the programme with residents we recently designed a search portal, however subsequent discussions with LBL regarding the funding of works as resulted in a temporary hold in sharing the programme. We hope to conclude discussions with LBL imminently, after which the programme will be published – I'd estimate by the end of May. Plans to share the programme was impacted by the Housing Revenue Account budget review which is ongoing. A budget for 22/23 was agreed in July and we now have a draft 5-year programme. Subject to its approval by LBL - by early November - we plan to publish it. This will mean that residents will be able to see when works are planned within the next 5 years and going forward plan to	<p>Feb 23 This isn't something that is in a word document or paper document and is in fact a huge excel database populated by the surveyors who completed it. It is not produced in a user-friendly format.</p> <p>April 23 – We need to understand what it is residents are seeking from the stock condition survey, and to see if this can be provided in an alternative format. If it is when are works forecasted to happen then the five-year plan, that is to be published on our website will provide that. This was made available on our website as planned at the end of May 2023. We have had to temporarily take this down until the Council give it their final approval. We anticipate it will be back up and available by the end of June 2023</p>	

					have a rolling 5-year programme published.		
27	26 Apr 2022	Publish Major works programme – also see 14 above	Plan to be published / or update provided by 31 May 2023	Yogesh Vadgama	The IT infrastructure was set up and tested in March and the data went live briefly afterwards but due to uncertainty around available funding for 2022/23 and the possible impact on future years we deactivated stakeholder access. I'm hopeful that we will have budget confirmation imminently. When we do, we may need to make changes to the programme before reinstating the system. I'm hopefully that we can do so within the next couple of weeks.	<p>Feb 23 Also see 14 above. We are currently revising the 5-year planned major works programme in conjunction with the London Borough of Lewisham, this is being finalised and sent to LBL for approval by the end of March. These programmes will include a caveat of being subject to change as changes is priority and regulations must be factored in. the following year programmes can be certain but years 3 to 5 will be a much looser programme subject to change. The blocks/estates part of these programmes will be listed.</p> <p>April 2023 – The five-year Major Repair Programme was made available on our website as planned at the end of May 2023. We have had to temporarily take this down until the Council give it their final approval. We anticipate it will be back up and available by the end of June 2023.</p>	
Compliance / Building Safety matters							
29	5 July 2022	How much will the charge to leaseholders be for an annual fire door check? We already pay for regular fire risk inspections		James Shaw	Fire door inspections are a new service and very specific under the Fire Safety Act 2022; they are separate from any other checks. We are currently waiting for confirmation from the Council that this service can be undertaken by LH which should reduce costs. The new checks will be undertaken from January 2023, and we should have confirmation of costs by November 2022.	<p>Feb 23 Due to risk reasons, we are now pursuing the delivery of this requirement externally using an outsourced option. We are currently at evaluation stage regarding potential providers but not in a position currently to conclude on prices. Early indications are that the cost will be significantly lower than in-house delivery which will, of course, be passed on to Leaseholders.</p> <p>April 23 Fire Risk Assessors, Frankham's will be carrying out the inspection. The cost will be £22 + VAT per door.</p> <p>The flat door inspections are an annual requirement. If a leaseholder has a new door installed, where we are provided with a copy of the certification, we will use the certificate as evidence for that year.</p>	25 April 2023