Welcome to THE JAM FACTORY (written in 2011)

Whether you’re newly arrived or already resident we hope this information about The Jam Factory and the JFRA (Jam Factory Residents’ Association) will make you feel more at home.

Membership of JFRA is open to residents of the Jam Factory – whether you are an owner or a tenant, freeholder or leaseholder.

The aim of the Association is to represent the views of its members to all interested parties and to make the Jam Factory a better place to live for all residents

The benefits of membership include:

- Representation on all estate management, and service charge issues
- Representation on planning issues
- Social events – annual BBQ and other events
- Access to all areas of the Jam Factory website
- Sharing skills and experiences
- Building the community

More about JFRA later but first …. 

A Bit of History
Sir William Pickles Hartley, a philanthropic Liverpudlian industrialist, built the JAM FACTORY between 1901 and 1909. It was the place where the world famous Hartley’s Jam was produced.

In 1900 Hartley opened a jam factory in Bermondsey, southeast London and employed over 2,000 people.

Food production ceased in the 1960s. The site was used for distribution and small business units – and was a location of choice for student filmmakers - until purchased in 1999 by Angel Property.

Under lead architect, Ian Simpson, the three main production blocks were converted to living spaces – Blocks A, B and C.

Units were offered either as shells to leaseholders to convert themselves or with fit-outs from eight leading designers.

The development won the Evening Standard Lifestyle Award in 2004.

An additional block - Block D incorporating an underground car park – was designed by Bermondsey architect, Alan Camp and was fitted out in 2010 and is now fully occupied.
Ownership of the Freehold.

The residents purchased the freehold in January 2010. The previous freeholder for Blocks A, B and C was Angel Property (Hartley Buildings) Ltd. That company was placed into liquidation in 2010.

The Jam Factory Residents Association (JFRA) helped facilitate the establishment of a special purpose company - the Jam Factory Freehold Ltd (JFFL) – to liaise with leaseholders and to pursue the question of purchase. Sufficient numbers participated and the purchase was achieved. The Freeholders are made up of approximately 50% of the Jam Factory flat owners.

A further Angel Property company – Angel Property (Jam Factory) Ltd was the freeholder for Block D including the Car Park and the garden area near the chimney. Currently this group is managed by Kalmars

The Managing Agents – Stonedale

Responsibility for managing the property lies with the freeholder (JFFL). Since 2007 Stonedale Property Management has been the managing agent. Stonedale’s work is paid for by our service charges.

Stonedale’s remit includes maintenance and repair of the Jam Factory’s structure and common parts; arranging and supervising services and service contracts; arrangements for refuse disposal; buildings insurance; management accounts; and employment of
staff. Block D, the car park management and garden are currently managed by Kalmars. Arrangements to work together with Stonedale are under way and The Jam Factory Residents Association also works with Kalmars to help maintain the garden and the property.

(Your leases give comprehensive details of the freeholders obligations as landlords and your own obligations as a leaseholder.)

Emily Measor is currently Stonedale’s property manager for the site - emily.measor@stonedale.co.uk

CONTACT: Stonedale. Office hours (Mon-Fri 9.00am – 5.30pm) 020 3117 2600. Out of office hours (emergency only) 0845 5211645

Stonedale regularly writes to residents updating Jam Factory information. Jam Factory Freehold Company also writes regular updates.

On site Contacts

The porters are based in the Porter’s Lodge at the main gate.

CONTACTS:
Porters’ Lodge: 020 7378 8146
The lodge is staffed 24/7, except when the duty porter is patrolling the site or taking a break at lunchtime. The porters’ main duties are to maintain security and to protect the common parts of the site.
Our day porters are William Jones and Ola Tunji Yinufi. The night porters are Chris Taylor and there is currently a vacancy which is covered by temporary staff. These are occasionally covered by agency staff secured by Stonedale. Cleaning services for the common parts are provided under contract.

**Visitors enter the Jam Factory by pressing the buzzer at the main gate.**

To enter through the entrances in Alice St. (main gate) and Rothsay St. (car park/ D. entrance) residents use programmed key fobs obtainable at the porters’ lodge (a charge is made per fob, payable to Stonedale Property Management). There is also access through the garden in Rothsay Street using the same fob between 6am and 6.30 pm. These are subject to seasonal change. Check with porters for updates.

Residents access the common parts in blocks A, B and C by code or key fob. D Residents have individual codes.

You can leave the site, the blocks and the car park by pressing the internal door/gate buttons. Currently (Dec.2011) new arrangements are being trialled for car park access. Check this with Kalmars 020 7940 7980.

Please don’t push the front gate or pull the gate when it is opening/closing automatically; this can damage the mechanism. But do ensure it is securely closed behind you.
Please keep an eye out for notices at the porters’ lodge requesting residents to return key fobs for reprogramming. This is for security reasons and usually occurs annually.

**Post is delivered to the lobby post boxes within the blocks and through the live/work unit and C3 doors.**

Large items/recorded delivery items are received/signed for by the porters; residents are notified by a slip delivered to their box/door. Please sign for your post when you collect it from the porters.

By arrangement with the porters, residents can leave keys at the lodge, make arrangements for post to be held while you’re away, and collect deliveries made when you’re out.

**The porters need your co-operation in the following security/site protection measures**

- Let the porters know when you’re expecting visitors and they’ll be directed to your flat/live work unit.
- Residents’ bikes, motorbikes, scooters and cars may only be parked in designated areas.
- Motorbikes and scooters currently should be wheeled onsite; to avoid disturbing your neighbours please don’t start your engines until you’re outside the gate.
- There are 200 site cycle parking places provided.
- Vehicle access to the site is strictly limited. There is access for emergency vehicles. Otherwise any arrangements concerning heavy deliveries and removals need to be discussed well in advance with the porters or Stonedale. Vehicles over 7.5 are
not permitted. You can get a licence for these to be parked outside from Southwark Council.

- Generally visiting contractors’/delivery vehicles must park outside.
- Residents needing to move heavy items from the gate to their flats/live work units may borrow the JFRA trolleys from the porters’ lodge. Please liaise with the porter on duty.

Don’t hesitate to let the porters know if you think you’ve seen an intruder or become aware of a problem in the communal areas on site. Maintaining a safe, clean, pleasant and attractive environment is a shared responsibility for all of us.

**Please recognise everyone’s right to peace and quiet**

If you like to party/play loud music, please consider your neighbours in the Jam Factory and the surrounding estates, especially in summer when doors and windows are open. Do think about the effect of noise on other residents when you’re using the common parts of The Jam Factory at night. If a neighbour asks you to be considerate about noise please respond courteously.

**If noise or nuisance caused by other residents is causing problems** you can ask the porters to have a word.

Continuing noise complaints should be reported to Stonedale and/or Southwark Environmental Health Noise Patrol (020 752 5777).

**Please take a responsible attitude to rubbish disposal and care for the Environment.** The bin areas are fob access and are next to the garden. This area is locked by 8pm.
• There are floor bin stores on each level within the blocks, which are emptied by the cleaners. There are a number of ground level flats that have to empty their own bins including the six flats in C3. Similar arrangements have been made, via Kalmars, for Block D.

• Residents disposing of large/bulky items must contact the council (020 7525 2183) to arrange for free collection from the main bin area. Please inform the porters when you do so. All items need to be marked with your unique council number.

• **Please think about Recycling.**
  - Put clean, squashed cans and plastic bottles and flattened boxes in the marked bins in the bin area.
  - Aim to not contribute to landfill, consider donating unwanted items to charity – the H.O.T.R.I.C. Charity shop minutes away across Tower Bridge Rd. takes clothing, and The Heart Foundation shop on the Old Kent Rd. (020 7740 1668) will collect furniture and electricals. You’ll also find other charity shops/disposal schemes in the area.
  - Consider using the Jam Factory website to swap, sell or give away unwanted items to other residents.

The Jam Factory Website  [www.myjamfactory.com](http://www.myjamfactory.com)

Our community website was relaunched in January 2012. The Jam Factory Residents Association will regularly post updates so do check it out.

Please aim to keep all postings courteous.
The Jam Factory Residents’ Association (JFRA)
jfra.mail@gmail.com

JFRA was formed when a small group of the first Jam Factory residents met to discuss common issues, and felt their concerns and aspirations for the Jam Factory could be best served by setting up a residents association. The first JFRA meeting was in Haddon Hall in the summer of 2004.

The benefits of membership include:

- representation on all estate management, and service charge issues
- representation on planning issues
- social events – summer BBQ, etc
- access to the Jam Factory website
- sharing skills and experiences
- building community both inside and in the surrounding neighbourhood
The annual summer barbecue

Significant JFRA successes include:

- Lobbying Southwark Council for four years so that in 2007 it finally resolved the complex planning issues which arose on the completion of the development

- Successfully bidding and achieving significant extra funds to improve the development of Rothsay Street due to be started in late 2010.

- Ensuring that residents’ interests were achieved in the planning process, in particularly securing the area at the north
of the site for a community facility, giving a garden space and play facilities rather than overcrowding the site with another residential block.

- Improving security around the new garden and the garage
- Taking direct action on local environmental issues e.g. cleaning the rubbish dumped in the vacant plot opposite the main gate.
- Co-ordinating the representation of residents at a Leasehold Valuation Tribunal (LVT) in 2005
- Establishing relationships with the wider community, including our neighbours in the Haddon Hall Residents’ Association and the Meakin Estate in order to bring our shared concerns to the attention of the planners, local councillors and our MP.
- Fostering the Jam Factory’s unique community spirit - specifically through Annual Summer BBQ when we shop, cook and drink and party in the grounds. It’s an established event not to be missed, with professional live music
- Maintaining an active relationship with local police Neighbourhood Watch Scheme and actively working with them on security, both in the Jam Factory and the local community
From its inception the JFRA committee has benefited from the specialised skills of members who give their advice, help and care for free. Their contribution cannot be underestimated and we’re very lucky to benefit from their considerable knowledge and generosity over the past six years.

As part of its work on behalf of residents JFRA has:

- been consulted about the appointment of management agents
- been notified of works proposed by the freeholder
- obtained information about service charge accounts
- Employed professional advisers on aspects of the estate
- Initiated and supported the lead up to the flat owners purchase of the Freehold in January 2010

We encourage all residents to join the JFRA. Whether you own or rent your property you deserve a say in the running of the place.

Here’s what you can do:

- Become a member.
- Put yourself forward for the committee
- Contribute your time and skills – the community benefits greatly from the skills of residents; some have more time to offer than others, your level of involvement is up to you
- Make a donation – anything from your time to your ideas get in touch and let us know what you can offer or give
To keep in touch and find a list of current committee members, please read the regular updates on the notice board by the porters’ lodge or email jfra@myjamfactory.com or log onto the website www.myjamfactory.com. There will be an annual letterbox mailing before the end of each year.

To join JFRA you simply need to e-mail jfra@myjamfactory.com

You will be asked to complete:

- **A Form of Authority** – the JFRA is a legal body. To join you must fill out the form of authority. This gives the JFRA the right to act on your behalf.
- **A Membership Form** – to help us run the database and keep track of your contact details and to set up access to myjamfactory.com

Membership of the JFRA currently costs £20 per flat or live/work unit till the end of 2012. Subscription levels are kept as low as possible and revised on an annual basis.
If you’ve just moved in it may help you to know the following:

Nearest pint of milk               several local stores on Tower Bridge Road including Tesco & Sainsbury’s including longer hours opening at Costcutter Tower Bridge Road.

Nearest Oyster Top Up             Tower Wine off-licence

Nearest bank                     Barclays – diagonally opposite the Tower Bridge Rd and Bermondsey Street HSBS, NatWest, Woolwich, Abbey located along Borough High St. NatWest also on junction of Tower Bridge Road and Tooley Street.

Nearest cash machines            Tesco, Sainsbury’s, Barclays all on TBR.

Nearest post office              Located at the back of Costcutter on Gt. Dover Street. 5 mins. walk

Nearest light bulb               Tower Electrics, TBR

Nearest Chemist                  Tower Bridge Road

Nearest Cinemas                 Shortwave Cinema, Bermondsey Square (020 7357 6845) Roxy, Borough High Street

Nearest pubs                     The Hartley and The George, TBR
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<td>Sainsbury Locals at Bermondsey Square</td>
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<td>Marks &amp; Spencer</td>
<td>More London, garage on New Kent Road</td>
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<td>Asda, Tesco, Curry’s, Halfords, B&amp;Q - Old Kent Rd</td>
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<td>Nearest Doctors</td>
<td>Bermondsey and Lansdowne Medical Mission, 6 Decima St.</td>
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<td>Appointments Line: 020 7407 0752</td>
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<td>Nearest Dentist</td>
<td>Corner of Alice Street and TBR</td>
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<td>Nearest Hotel</td>
<td>Bermondsey Hotel, Bermondsey Square</td>
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<tr>
<td>Police</td>
<td>Southwark Police Station 020 7378 1212</td>
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<td>Your MP</td>
<td>Simon Hughes (Lib Dem) MP Bermondsey &amp; Old Southwark</td>
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<td>Your Councillors</td>
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Some useful Websites
www.tfl.gov.uk  (Information on all forms of public transport)

www.southwark.gov.uk  (Local authority website)

www.london-se1.co.uk  (Local information/discussion)

Independent traders are a vital part of our area. If we don’t use them we’ll lose them. Within walking distance of The Jam Factory you’ll find Bermondsey Street with its great restaurants and bars and unique fashion designers, Bermondsey Square with a lovely bookshop, cinema, bars and plenty of places to eat and enjoy a coffee. It also has an antiques market every Friday morning and a farmers market every Saturday morning. Then there is the famous Borough Market, the new and exciting offshoot, Maltby Street Market, local delis, bakers and grocers as well as the supermarkets and chain stores. You’ll also find independent hardware shops, builders’ merchants, computer stores, off-licences, newsagents, dry-cleaners, hairdressers, beauty shops, coffee shops and much more. It’s a great way to explore your locality, and well worth asking your neighbours for recommendations and advice. There is also a large Buddhist Centre, Southwark Cathedral and our local St Mary’s too.

Morley College just a bus ride or walk away offers amazing courses and there are numerous independents offering a range of learning and development opportunities from Yoga to Pilates; Glassblowing to Pattern Cutting; gyms to personal trainers. There is also a marvellous one hundred and fifty year old store called Baldwin & Co
at 171 Walworth Road, where you can buy all your health food and herbal remedies. This would be a 10 minute ride of our Transport for London Barclays Bike hiring system know colloquially as ‘Boris Bikes’. You can find out more about these at: tfl.gov.uk/barclayscyclehire/.com

Car Rental: zipcar.co.uk which is easy to access locally.

We hope you love living here as much as we do.

Jam Factory Residents Association