

Friday 20 September 2019 – The latest news and updates from the Chalcots Estate

Timelines

We know you are keen to find out when the works will be happening and at the moment we are working to the following schedule:

- Final design proposal, final programme and costs signed off – October
- Share proposal and programme with residents – October/November
- Contract signed with Wates – November
- Submit designs to Planning – November
- Planning approve designs – December/January
- Mobilising supply chain and materials – November to January
- Initial preparation works start on site (this includes works outside planning application – November/December)
- Major works start on site – January 2020.

Brickwork and cladding samples at Bray

- In October, a sample of the brickwork and replacement cladding will be installed at Bray. The cladding will be installed in a section three panels wide and five panels high. The brickwork sampling will be at ground level.
- We're putting up these samples so that we can see the finish of the panels on a larger surface and to make sure that their appearance is consistent – please come and have a look at the samples yourself while they're up.
- We will also be visiting a building in Bracknell that has had our preferred cladding up for four years so we can see how the finish ages.
- It is likely we will need to suspend some of the parking bays at Bray to put up these samples and we will be contacting Bray residents about this soon.

We're getting ready for the works to start

We've been busy over August and September getting things ready for the works to start:

- We've commissioned research company Acuity to contact every household to ask for their feedback on the works so far. We will use your feedback as learning for the upcoming works. Acuity have started calling residents – thank you to everyone who has taken the time to speak to them and share your views.
- We're building our core project team and we'll give you a full update on everyone working on the project in the next couple of weeks.
- We're waiting for the final cladding systems testing reports to confirm our final cladding design and we will share this report with you as soon as we have it.
- We are finalising the final fire safety strategy for each block to make sure it is fit for purpose for each block during the works and once the works are completed.
- We've been working with residents to develop an improved engagement model to make sure that everyone's voice is heard, including giving residents the option to create their own block-specific works progress group. Taplow has now set up their group and had their first meeting.
- Donna Peters will be in touch with residents in each block, but if you are interested in being part of or setting up a resident-led works progress group in your block, please contact Donna who will be able to help you at donna.peters@camden.gov.uk or on **020 7974 3889**.

Fire angel temporary detectors

- In 2017, temporary 'Fire Angel' branded battery powered fire alarms were installed at the Chalcots before the mains powered AICO were installed.

- The Fire Angel alarms are no longer needed and their batteries are now running out and beeping. If you have a Fire Angel alarm that's beeping, contact repairs to have it removed on **020 7974 4444** (option 1).

Planned works in Burnham lifts

Planned maintenance works at Burnham tower are expected to take place on **Monday 30 September** and **Wednesday 2 October**. One lift will be in use on these days from 9.30am to 3pm. Thank you for your patience while this work takes place.

Lift works in all blocks

As part of a fire safety assessment, Frankhams will be carrying out surveys on the lifts at all five blocks on **Wednesday 25 September**. This will involve checking the compartmentation work and accessing the lift shafts. During this time, the lifts will be out of service for a short time in each block. We aim to minimise disruption and to achieve this we have set out a timetable as follows:

- Taplow 9.30am to 10.30am
- Burnham 10.30am to 11.30am
- Bray 12pm to 1pm
- Dorney 1pm to 2pm
- Blashford 2.30pm to 3.30pm

Volunteers needed for fire risk assessment surveys

- Our contractor Frankhams will be carrying out fire risk assessments across Chalcots properties to measure the level of fire safety in the blocks. These assessments will help us make any improvements needed to keep your blocks to the highest standard of fire safety.
- The surveys in flats will be carried out between 9am and 5pm from **Monday 16 September** to **Friday 27 September** and will take no more than one hour. The surveys will involve looking at your doors, testing your fire alarms and inspecting your heating, hot water and electricity.
- Frankhams need to test in 10% of flats on the estate so we need volunteers from all blocks – if you would like to volunteer please contact Donna Peters at donna.peters@camden.gov.uk or on **020 7974 3889**.
- Volunteers will be rewarded for their time with high street vouchers.

100 years of council housing photography competition

- As part of our celebrations of 100 years of council housing, Camden Council is running a photography competition.
- The competition has three categories – bricks and mortar, home, and then and now – and there will be winners in two age groups: young photographers (under 18s) and adults (18 and over). You can submit both new and old photos, and these can be taken on your phone or with a camera.
- We are inviting everyone who calls a Camden Council house home to share photos that capture what your council home means to you – find out more at camden.gov.uk/councilhomes100

The Chalcots Works Group (CWG) is held at the estate with TRA reps, councillors and council officers in attendance and is chaired by a TRA rep. The CWG meets regularly to discuss works matters on the estate. The next meeting is expected to be held on Wednesday 25 September. You can read notes from the Chalcots Works group meeting at camden.gov.uk/chalcotsestate

You can request a copy of this newsletter in large print, audio format or in another language by calling **020 7974 5717**.

If you have questions about this newsletter please contact chalcotsestate@camden.gov.uk