

**CHALCOTS WORKS GROUP NOTES AND ACTIONS 10.7.2019****Attendees**

Cllr Tom Simon (TS) Hasan Shah, Burnham (HS) Paula Schofield, Dorney (PS) Paul Urquhart, Bray (PU) Lawrence Nicholson, Blashford (LN) Kalice Cooke, Taplow (KC) Roger Evans, Taplow (RE) Cllr Steve Adams (SA) Ruth Craven, Head of Camden Safety Programme (RC) John Brett Director of Resident Safety (JB) Sally Kikaya (SK) Astrid Kjellberg-Obst, Project Director (AK) Rob Vigar, Wates Operation Director (RV)

**Apologies** Cllr Louisa Porritt, Cllr Meric Apak

Notes	Action	Due by
<p><b>Minutes recording.</b></p> <ul style="list-style-type: none"> <li>Meeting notes will be published online and will show key discussion points and actions.</li> </ul>		17 July
<p><b>Overall Works discussion where we are now.</b></p> <ul style="list-style-type: none"> <li>An update on the sequencing of works in each flat was shared. There will be internal prep works beforehand and then installing the window will be done from the outside. Mock flats have been set up to test the process and how long it takes. Residents will be able to view the voids after the works.</li> <li>Similar tower blocks on other estates wouldn't necessarily have the same works. They would have a design according to their own specific design and context</li> <li>Radiators will continue to use gas boilers.</li> </ul>	LBC to add Newsletter item	10 July
<p><b>Design and works discussion on phase three.</b></p> <ul style="list-style-type: none"> <li>An independent window assessment will be undertaken to look at the proposed window design.</li> <li>CWG members said team that are leading the design need to come to future meeting, with opportunity to critique. LBC agreed that this would happen once the validation was complete and an update on final design proposal was available</li> <li>LBC said they would keep the group updated on when the contracts are going to be signed</li> <li>Rob Vigar (RV), the Wates operations director for the Chalcots phase 3 works programme, joined the meeting and shared that he has had a number of years' experience in residential works - both occupied and new builds. RV will be based at the blocks and is happy to talk to residents.</li> <li>RV explained what will be happening during the sequence of work they are testing in void flats.</li> <li>The <u>first visit</u> will look at prep work including radiators, lowering the window sills and making sure fire stopping is intact. Essentially, one void property will be stripped back and then put back together. This will allow for better understanding of how the work will be done. RV said that since not all of the sills will be dropped, there will be a finish to view without a dropped sill. RV confirmed that the dropping of the window sill, in the kitchen, will not happen if there is a work top in front otherwise the same window sill will be dropped on all properties so that it looks the same vertically from the outside.</li> </ul>	<p>LBC up-date on the independent validation for the windows design</p> <p>LBC to confirm where the mock works are taking place and will update in the newsletter</p>	<p>End September</p> <p>31 July</p>

<ul style="list-style-type: none"> <li>• The <u>second visit</u> will look at changing the windows externally. This includes taking out all previous window parts and making sure fire stopping is intact. A suggestion was to limit the working area in the assumption that people are living there and monitor the dust that will build up, the access needed, the disruption that may occur and obstruction to plumbing and electrical closures that may affect heating. If this approach works it could mean the screen may not be needed over the windows. RV explained that the works process design has been developed to help reduce the amount of disruption to the residents.</li> <li>• The <u>third visit</u> will look at the finish of the work, making good and considerations for personal decorations such as fitted blinds. The idea will be that the individual residents in each household will be included in the final sign off agreeing that the work is complete. The works need to clearly note the full extent of making good including considering the original promise to make good for other issues such as cracks.</li> <li>• The testing will use 2 voids currently planned to happen over 2 weeks. They will then work on another void in 3 or 4 weeks' time. After these tests, the timeframes for the works can be confirmed.</li> <li>• There will be a similar approach to the works design for Blashford. Tests and calculations to inform the design are being carried out because the construction and layout of windows is different to the other blocks. RV said that they will try to keep what the residents have in their flat already when it comes to trunking of the electrics.</li> </ul>		
<p><b>Discussion on Terms and Reference</b></p> <ul style="list-style-type: none"> <li>• The proposal is to create block specific works groups that feed into the estate-wide CWG meetings. The aim of having works groups per block is to have more representation and engagement for each block and to enable space to consider specific issues for each block. The elected chairs of the block groups would also be on the estate-wide group to ensure the residents' voice is at the centre of issues relating to the works that relate to all blocks, such as standards and, protocols.</li> <li>• There are concerns that old challenges with TRA relations may resurface under this model. A future meeting will discuss this item.</li> </ul>	A future CWG meeting will be called to discuss resident engagement and participation.	17 July
<p><b>Any other items.</b></p> <ul style="list-style-type: none"> <li>• The Chair said he felt that LBC isn't listening and that resident discussions seem to have stopped. There have been many changes recently and it is felt that LBC have not proved that the sill needs to be dropped.</li> <li>• The meeting was informed that some residents under name Chalcots Action Group are doing a survey on the window design, with results to be shared at a future CWG meeting.</li> </ul>		
<p><b>Next meeting</b></p> <ul style="list-style-type: none"> <li>• To be held 17 July.</li> </ul>		