

CHALCOTS WORKS GROUP (CWG) NOTES AND ACTIONS 23.10.2019**Attendees**

Hasan Shah (HS) Matt Jenkins (MJ) Kalice Cooke (KC) Mandy Ryan (MR) Paula Schofield (PS) Roger Evans (RE) Lawrence Nicholson (LN) Anthony Royle (AR) Paul Urquhart (PU) Cllr Tom Simon (TS) Astrid Kjellberg-Obst (AK) Donna Peters (DP) Michael Brazil (MB) Sally Kikaya (SK)

Notes	Action	Due by
Apologies <ul style="list-style-type: none"> Apologies received from Cllr Steve Adams, Cllr Luisa Porritt and Ruth Craven 		
Announcements. <ul style="list-style-type: none"> Camden offered a plan for the next few meetings that included <ul style="list-style-type: none"> - finalising the Terms of Reference - a meeting with relevant Camden and Wates technical officers Proposed indicative dates have been shared in newsletter Invites to Wates 'getting to know you and your property' appointment are open and residents who had already registered are being contacted for bookings There will be resident groups meeting at Taplow and Bray to discuss the upcoming installation of the scaffolding. Burnham and Dorney residents meeting is to be scheduled soon. Camden took on board comments made at the previous meeting regarding concerns with engagement processes. The appropriate channels need to be used when there are concerns such as through a complaint. 	Camden to share contacts in the handbook	
Design for flats Sample test panels at Bray <ul style="list-style-type: none"> Sample panels have been put up at Bray for a stress test to see how they fare against the elements. There are three different samples of anodised finish to see which one will work best. <ul style="list-style-type: none"> - Left panel – matt but smooth finish - Middle – sandblasted making it a textured finish - Right – smooth matt finish The panel examples at Bray do not include any insulations or fire stopping. From a distance it can be seen how the light reflects and this changes throughout the day/night All of the panels are A1 graded and have been anodised. The left and middle panel are from the same company <i>Discussion</i> <ul style="list-style-type: none"> When looking at costs, the middle panel is slightly more expensive because of the extra cost to add the sand blasting Storage of additional panels need to be considered especially when thinking about ageing over the years. Camden agreed and let the meeting know that maintenance is being considered and the ability to source and store panels in the future. 	Test panels to be labelled Add an item in the newsletter making it clear why the test panels have been put up	

<ul style="list-style-type: none"> • There is a picture on Facebook of the test panels but with no labels - there is confusion on the difference. Camden will get the test panels labelled • Will all the panels be the same and will any reflection at Blashford affect the trains. Camden clarified that yes the panels will all be the same and no the trains will not be affected because the panels are matte. There is a need to clarify that this is not a resident decision. This will be added to the newsletter. • From early observation, it looks like the sandblasted option is not a good option. With Brexit, will sourcing be a problem? Camden stated that the aluminium is from Germany but anodising and cutting will be done in the UK. • Camden also shared the consideration that a less complex finish will make it easier to source a matching panel in the long term should this be necessary. • Will the cladding under the window be the same colour tone as the cladding. Camden clarified that the panel under the windows will be the same colour as the anodised window frames in keeping with the previous design. The meeting asked when it was decided to be one colour. • The meeting requested CGI drawing of the full panel. Camden said that there is an impression in draft and will be shared once complete • The TRA enquired what anodising colour the external side of the window frame will be. Camden shared that the colour will be in keeping with the current darker colour, but that we need to make sure the anodising finish is consistent for the entire external frame. The TRA commented that the finish needs to be as smooth as possible to reduce sticking and any other problems. Camden will bring a sample of the window finish. <p>Final design on the flats</p> <ul style="list-style-type: none"> • LBC will come back with an update for each flat type to show the window design per room. • LBC will bring back drawings of a typical empty flat and the standard set up to a future meeting. Camden will make sure that Wates will be at a future meeting to discuss the design. • LBC will share the proposed radiators options at the drop in sessions. <p>Independent report</p> <ul style="list-style-type: none"> • LBC advised that the full report will be coming in the next few weeks. 	<p>Share impression of cladding at the next meeting</p>	
<p>Works update</p> <ul style="list-style-type: none"> • A new Quality Inspector started this week. The remaining two positions are to be recruited so that there is a dedicated Quality Inspector for each building on the estate. • Camden updated that the QIs are currently picking up any outstanding issues from the previous works, such as firestopping. Anything that is raised by the Quality Inspectors is recorded and evidenced. • The meeting asked what other scrutiny will be applied to ensure that the works are completed to standard. Camden is happy to share the process in a future meeting. 		

<ul style="list-style-type: none"> • Camden confirmed that the QIs have expertise in construction work, quality control and people skills. • The TRA wanted clarity on who will be signing off completion – a resident or a QI? What if there is a failure and it has been signed off? Who would be going back and checking? The proposal is that internal works are being signed off by the QI, but with views from the resident. • The TRA suggested that the front entrance doors should have threshold seals. LBC reminded the meeting that an FRA on the doors was recently undertaken. The report should be back by 31st October • Camden updated that Housing have sent out letter to no access flats (from phases 1 and 2) inviting for conversation on their concerns. Of the 44 contacted, 10 have responded • The meeting asked what the numbers of outstanding works are. Camden explained that as contact is being made, issues get resolved and new ones are recorded. The TRA commented that some residents are not happy with the state their properties are in and suggested a phase 1 and 2 drop-to include any repairs issues. <p><i>Meeting ended</i></p>	<p>Quality Inspectors to run drop in sessions about previous work in each block</p>	
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