



Chalcots Estate major works update – 14 May 2021

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Legal proceedings against PFI contractors

As you know, the Council is involved in legal proceedings against the contractors involved in the PFI refurbishment of the Chalcots Estate in 2006-2009.

We are now approaching the stage in the legal proceedings where the Council is required to mediate with the contractors. One of the initial stages in this process is mediation, which is an attempt to settle the legal proceedings without the expense of a trial.

The Chalcots mediation will take place in June. The Council must be able to settle the case very quickly (if a settlement can be reached) at the mediation. So that this can happen, this week a paper went to the Council's Leader asking that council officers make these decisions at the mediation. You can read the report at camden.gov.uk/chalcots-legal-proceedings

The Council has spent money that was set aside to pay for council homes on making the Chalcots Estate safe, after the unsafe cladding panels and other faults were found with the previous refurbishment. We intend to recover as much of our costs as possible, whether this is at the mediation or, if necessary, at trial.

No resident should have to go through an experience like you and your neighbours did in June 2017 ever again. Although we may not be able to share all details because of legal constraints, we will keep you updated on the progress of the legal proceedings as much as we can.

An update on procurement

We are now in the tender stage for the 'design and build' project at Blashford. This means that shortlisted contractors are working on their tender submissions for the contract. We will receive their tenders by **Friday 18 June** and aim to choose the contractor for the Blashford project in August 2021.

The 'build-only' project at Bray, Burnham, Dorney and Taplow went out to market on **Wednesday 5 May**, slightly ahead of the procurement timelines. We aim to shortlist the contractors by **Friday 16 July**, and will then invite the shortlisted contractors to tender for the works.

Compared to the original tender in 2018, the new tender includes additional works for the entire estate which are estimated at £22 million – this is because we now have more detailed information about the five blocks. The additional works to improve your estate include insulation under the buildings to prevent damp, building maintenance units on each roof for window cleaning and

repairs, as well as cladding to the external wall of the Blashford staircase and some internal works and decorating. Find out more at the next major works meet-up.

Join our next major works meet-up – choosing the right contractor

At our next meet-up we'll be talking about procurement and choosing the right contractor for the major works. We'll be sharing how the resident procurement panel is involved in the selection process.

To join the virtual meeting, visit camden.gov.uk/chalcotsmeeting from 6.50pm for the **7pm** start on **Tuesday 25 May**. If you are signed up to the Chalcots eNews, we will send you an email reminder about the meet-up the day before. All Chalcots residents are welcome to join – we look forward to seeing you there.

Temporary canopy installations

The temporary canopies at Bray, Burnham and Taplow have been installed where the previous canopies were – thank you for your patience as the dates were changed. The installation at the remaining entrance at Dorney has been delayed because there is a bird's nest above the entrance. We are trying to relocate the nest with baby birds safely. Once all the temporary canopies have been installed, we will test them and inspect their quality.

To prevent birds from nesting above block entrances, we will be installing netting above the canopies and adjusting the lights underneath the canopies to make sure lighting isn't affected.

Reporting damp and mould

The final repairs to the concrete walls have now been completed and we have carried out 90 mould washes in homes across the estate. If you have damp in your home, please report it at camden.gov.uk/housing-repairs or on **020 7974 4444** option 3 then 1.

Listening to you, improving your estate

We have listened to your feedback and over the last 12 months, we've made improvements in and around your blocks based on what you told us is important to you:

Inside your blocks we deep cleaned communal areas and staircases after the Wates site was taken down and completed repairs in communal areas. We have also redecorated the ground floor lobby areas and walls by the main entrances at Blashford, the top floor staircases at Bray, Burnham, Dorney and Taplow and the TRA hall at Bray.

Outside we have repaired windows, carried out window cleaning after the scaffolding was removed, repaired roofs and concrete walls to prevent water from getting into homes, and repaired the fencing at Blashford, Bray, Burnham and Taplow – we are currently planning fence repairs at Dorney and will confirm the dates soon. We also painted the edges of the outside steps at every block.

Works to the steps between floors 21 and 22 at Bray, Burnham, Dorney and Taplow will be completed by the end of June and the lights in the staircase at Blashford will be replaced on **Saturday 22** and **Sunday 23 May**.