



## Chalcots Estate major works update – 15 July 2021

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### Join us for the major works open air events next week

Don't forget to book your slot at the open air events to hear about the major works including appointing the contractors, timelines, new radiators designs and more:

- Blashford residents – **Friday 23 July**, from **2.30pm to 7pm**
- Bray, Burnham, Dorney and Taplow residents – **Saturday 24 July**, from **10am to 4pm**

Book your 20 minute slot at [camden.gov.uk/chalcots-events](https://camden.gov.uk/chalcots-events) to attend or call Abdul (Chalcots project officer) on **020 7974 1312** if you're unable to book online.

Both events have been organised with and approved by our public health team and there will be safety measures in place to keep everyone safe and to prevent the spread of COVID-19.

The events are wheelchair accessible and if you have additional language needs please let us know – email [chalcotsestate@camden.gov.uk](mailto:chalcotsestate@camden.gov.uk) or call **020 7974 4444** (option 7).

### Can't make the events? Join the virtual major works event

If you can't make the event or would feel more comfortable attending online, join our virtual event on **Tuesday 27 July** at **7pm** at [camden.gov.uk/chalcotsmeeting](https://camden.gov.uk/chalcotsmeeting)

### Blashford procurement – the final stages in choosing the right contractor

We interviewed three contractors whose tenders met our requirements for the 'design and build' contract at Blashford. Members of the resident procurement panel were part of the interviews to evaluate the contractors' resident focused approach. We will recommend the chosen contractor to Councillor Apak, Cabinet Member for Better Homes, at the Single Member Decision on **Thursday 29 July** where Councillor Apak will approve or reject the recommendation – if approved, the contractor will be appointed in August.

### Bray, Burnham, Dorney and Taplow procurement – shortlisting the contractors

We have evaluated the expressions of interest from contractors with the resident procurement panel, looking particularly at their relevant project experience and their approach to resident engagement. We will invite the successful contractors to tender on **Friday 16 July**. The contractors will return their tenders on **Friday 10 September** and we expect to appoint the chosen contractor in November 2021.

### Chalcots legal proceedings

We told you in May that we were approaching mediation, as part of the legal proceedings against the contractors involved in the Chalcots PFI refurbishment in 2006-2009. Mediation is an attempt to settle the legal proceedings without the expense of a trial. The mediation began in June and didn't reach a conclusion that was satisfactory to us. The Council is still open to potentially settling the case through mediation if it is possible and in the best interests of the Council, however we intend to recover as much of our costs as possible, whether this is at the mediation or, if necessary, at trial. 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.

## How you can get involved in activities happening on your estate

- **Help us find the right contractor for the major works** – we're looking for two Chalcots residents to join the resident procurement panel for the Bray, Burnham, Dorney and Taplow major works project. You'll be a part of evaluating the tenders and the contractor interviews to help us choose a contractor with a strong focus on resident engagement. If you are interested in joining the panel or would like to find out more, contact Oonah (independent resident engagement adviser) at [oonah.lacey@involvis.co.uk](mailto:oonah.lacey@involvis.co.uk) or visit [camden.gov.uk/chalcotsestate](http://camden.gov.uk/chalcotsestate)
- **Join a task and finish group** – residents are leading on initiatives that are important to them such as procurement, communication, estate improvement and more. The groups are open to everyone living on the estate. To get involved, please contact Oonah (details above).
- **Volunteer on the contractor monitoring panel** – we'll be recruiting five Chalcots residents for this panel in September. The panel will help us to monitor the contractor's performance throughout the project to make sure the works are carried out in a resident centred way, working considerably in residents' homes, communal areas and on site. If you're interested in joining, keep an eye out for more details in the September newsletter.
- **Improve the Contact Centre service** – our contact centre team want to improve Chalcots residents' experience using the service. The team is looking for residents to test the phonenumber menu and share their views. If you are interested in volunteering, please contact Abdul (Chalcots project officer) on **020 7974 1312** or at [abdul.khalique2@camden.gov.uk](mailto:abdul.khalique2@camden.gov.uk)

## Changes to your block's quality inspectors

Blashford and Taplow – Tim Lowe, [tim.lowe@camden.gov.uk](mailto:tim.lowe@camden.gov.uk) or **020 7974 1312**

Bray and Dorney – Kirk King, [kirk.king@camden.gov.uk](mailto:kirk.king@camden.gov.uk) or **020 7974 2693**

Burnham and Dorney – James Johnson, [james.johnson@camden.gov.uk](mailto:james.johnson@camden.gov.uk) or **020 7974 4948**

Your quality inspectors are on site to carry out visual fire safety checks of communal areas every two weeks and to oversee the quality of the major works. If you have any questions about the major works or if you have concerns about fire safety in your home or block, contact your quality inspector who will be happy to help.

## Building surveys at Bray, Burnham, Dorney and Taplow

As part of the major works, you may see staff on site carrying out detailed surveys of the undercrofts (basement areas). The surveys will identify any works needed to the undercrofts to improve your block such as fixing areas where water may be getting in and where cables have become loose. The survey of the undercroft at Blashford was completed earlier in the year.

## Please only report repairs to our repairs service

If you need a repair in your council home or in the communal areas, please contact the repairs service directly to make sure your report is logged and that you get the earliest appointment available. You can now report non-emergency repairs online with a Camden Account – sign up at [camden.gov.uk/camdenaccount](http://camden.gov.uk/camdenaccount) and report repairs 24 hours a day, seven days a week.

Always call us if your repair is an emergency on **020 7974 4444** option 3 then 1 from Monday to Friday, 9am to 5pm, and **020 7974 4444** out of hours.

## Upcoming essential lift repairs

Our lift contractors Apex will be carrying out essential lift repairs at Burnham, Dorney and Taplow. Apex will be using scaffolding to complete the repairs and will be working on one lift per day:

Burnham – **Monday 26 July**

Dorney – **Tuesday 27 July**

Taplow – **Wednesday 28 July** and **Thursday 29 July**

If there are any changes to these dates, we will include an update on the digital screens and at [camden.gov.uk/lifts-awaiting-repair](http://camden.gov.uk/lifts-awaiting-repair)