



Chalcots Estate major works update – 16 August 2021

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Thank you for coming to the Chalcots major works engagement events

Thank you to everyone who attended the events in July, which was our first opportunity to safely meet with you again face to face.

It was great to see so many of you and to discuss and hear your feedback on the radiator designs, how your curtains and blinds will work with the new windows, the proposed design of the entrances for Bray, Burnham, Dorney and Taplow and how you would like a contractor to improve your estate as part of their social value commitments.

At the events residents asked for additional detailed technical information about the windows and we will provide a comprehensive update to all residents in September.

Don't forget to share your feedback on the radiator designs by **Wednesday 1 September** – drop your paper copy at 85 Burnham, in the suggestion box marked LBC in the lobby of your block, or respond online at camden.gov.uk/chalcots-radiators

Join our next major works meet-up on Thursday 30 September

Come along to our next virtual major works meet-up where we will be sharing the plans and timelines for stage 1 of the Blashford 'design and build' contract and a procurement update for Bray, Burnham, Dorney and Taplow.

All Chalcots residents are welcome – join at camden.gov.uk/chalcotsmeeting from 6.50pm for the **7pm** start on **Thursday 30 September**. We look forward to seeing you there.

Help us find the right contractor for Bray, Burnham, Dorney and Taplow

There are two places on the Chalcots Resident Procurement Panel for the 'build-only' contract at Bray, Burnham, Dorney and Taplow. If you're a council tenant or leaseholder living on the Chalcots Estate with experience, interest or knowledge of contractor standards and requirements or have some experience in procurement, and can commit to an average of two days each month, we want to hear from you.

This is a really important role and we are looking for team players who can work with the existing panel members to help shape the future of your estate and make sure residents' voices are heard in the procurement process.

To apply, email Oonah (independent resident engagement advisor) at oonah.lacey@involvis.co.uk outlining why you would like to be involved and what experience you would bring to the panel by midnight on **Friday 20 August**. To find out more about the role and how to apply visit camden.gov.uk/chalcotsestate

Your questions answered

Please find below questions asked by Chalcots residents at the events in July. If you have a question about any of the information we shared at the events or anything else about the major works, please get in touch. Email Abdul Khalique at abdul.khalique@camden.gov.uk or call **020 7974 1312**.

Radiator option 1 – radiator inside the windowsill

What type of radiator is inside the windowsill?

It is a normal radiator which is powerful enough to heat the size of your lounge or bedroom – it is not an electric radiator. It is also suitable for any changes Camden makes to its heating system in the future.

Can I put items on the windowsill?

Putting things on the radiator grill stops the heat from getting out of the radiator into the room. In the lounge, there would be around 60cm either side of the grill where you could put things if you wanted to. The grill takes up most of the windowsill in the bedroom so you could keep a book or two placed to the side of the grill but nothing more.

Can books or paper catch fire if placed on the radiator grill?

No. The heat coming out of the radiator is about 55°C and this is not hot enough to start a fire – paper catches fire at about 200°C.

Will there be a risk of burns when touching the radiator grill?

No, the grill is at least 10°C cooler than the surface of your current radiator.

Could the radiator grill be installed facing into the room so the windowsill could be used for storage?

We did look into this option but found the heating wouldn't work as well – this is because the heat would automatically travel upwards instead of out and into the room. A more powerful and larger radiator would be needed for this option which would be difficult to fit in the space available.

Is the radiator grill easy to clean?

Yes, the grill rolls back for cleaning and is easy to access if small items fall through.

Why is there a fan in this radiator option?

The fan is to help the heat to travel around your home effectively and quickly. It will be installed on the top of the radiator, underneath the radiator grill. The heating wouldn't work as well without a fan.

Is the fan noisy?

We have been told that the fan is very quiet and not noticeable, but we will be testing this in the basement at Burnham. We will install the final radiator options in the show flat so you can see the options before you decide which radiator you want in each room – you will be able to listen for any noise if the fan is used in one of the final options.

Will running the fan add to my electricity bill?

Yes – the fan uses about half as much power as a LED lightbulb which is not much at all. If you had the radiator on for about eight hours a day in the autumn and winter, the fan would add up to around 50p per year for each radiator inside the windowsill. If the radiator was turned up to maximum and left on for 24 hours every day in the autumn and winter, the cost could rise to around £2 per year for each radiator.

How will I use and control the radiator?

We will confirm this with the contractor and radiator manufacturer, but it's likely a control will be installed on the wall where you can control the fan speed and temperature.

Radiator option 2 – wall mounted radiator

The leaflet shows the radiator on the right of the window, but could it be on the left in my home instead?

Yes, we can install the radiator on whichever side of the window you prefer.

Other radiator questions

Instead of radiator options 1 and 2, could a larger radiator be installed under the smaller lounge side window?

A larger radiator under the smaller lounge window would still not give out enough heat in your lounge. The radiator needs to be installed under or next to the large lounge window to prevent condensation and cold air in the room.

Could a vertical radiator next to the window be another option?

We will consider vertical radiators with the contractor. The radiator designs we've shared are only based on heating performance and not on how they look. We will finalise the radiator designs once the contractors are appointed and by using your feedback. The final options will be installed in the show flat so you can make informed decisions about the radiators you want in each room.

Curtains and blinds

What is the approximate clearance between window frame and reveal at the top?

The clearance is about 10cm but this will be developed further with the contractor. The design team will make sure there is enough space to fit curtains and blinds.

Is it possible to drill into the aluminium window reveal to install blinds or curtains?

Yes. The contractor can do this for you to fit your curtains or blinds once the new windows are installed.

What will the curtains / blinds look like for residents who have currently made to measure curtains / blinds?

The contractor will offer residents with existing made to measure curtains and blinds a choice of one curtain and two blind styles in three different colours, but we won't know what these will look like until we have appointed contractors. We will share the options with you as soon as we can and install them in the show flat so you can see what they would look like in your home.

You will also have the option of receiving a payment equal to the cost of the styles offered by the contractor so you can buy your own new curtains or blinds.

Entrances at Bray, Burnham, Dorney and Taplow

Could the light from the canopy cause a nuisance to residents in flats near the entrances and would it interfere with CCTV?

The design is not yet finalised and all designs will be tested to make sure CCTV is not obstructed and no inconvenience is caused to residents living near the entrances. We will use residents' feedback like this question to create the final design for the entrances.

Why will there not be a canopy at the entrance of Blashford?

The building structure at Blashford is different – there has never been a canopy over Blashford's entrance because the entrance is underneath the first floor.