

CHALCOTS WORKS GROUP (CWG) MINUTES AND ACTIONS 18.03.20

Attendees

Paul Urquhart (PU), Cllr Steve Adams (SA), Cllr Tom Simon (TS), Cllr Meric Apak (MA), Hasan Shah (HS), Nigel Rumble (NR), Cllr Luisa Porritt (LP)
LBC: Astrid Kjellberg-Obst (AKO), Abdul Khalique (AK)

Apologies

Mandy Ryan (MR), Paula Schofield (PS), Oonah Lacey (OL)

1. Notes

- 1.1 AKO received BRE Report on 17/03 however, BRE have requested a call with AKO before the report can be released. Representatives can then request an email or paper copy of the report.
- 1.2 The 50 page Cladding Report can also be provided via email or paper copy.
- 1.3 Car parking queries are well on hand. AK is liaising with the relevant departments.
- 1.4 Loose hoist ropes. This issue has been dealt with on 13/03.
- 1.5 There was a discussion regarding compensation in the previous meeting held on 11/03, which needs to be included in the minutes.
- 1.6 Minutes are now numbered as requested in previous meeting.

2. Works Update

- 2.1 The final documents have been obtained from Wates on 17/03 based on recent discussions. These are now being reviewed.
- 2.2 We have to be mindful on how Covid-19 impacts the major works and any activity on the estate. This is now an additional element we need to get right. Relevant risk assessments are being prepared. The main priority is to ensure everyone on the estate remain safe.
- 2.3 If the contract was signed imminently, it would take 2 weeks to mobilise operatives and at least 2 months before internal works start. This requires careful review in light of the current situation with Covid-19.
- 2.4 The Project Team have created an Action Tracker of issues, including from site walkabouts with residents, that Wates need to address and which is monitored by AK and the QI's.
- 2.5 Whilst work is halted, everything on site is still being kept safe and up to standard.
- 2.6 Representatives queried whether cladding can be put up and can works actually be delayed for months? AKO has asked advisors to look into this.
- 2.7 A virtual design meeting will take longer to prepare as we need to share drawings and illustrations to discuss the principles behind the decision making. This will take time to set up and an up-date will be provided nearer the time.

3. Block Feedback

- 3.1 Dorney roof issues continue. LBC is addressing this:
 - This has been raised with senior officers QI's are helping with progress.
 - Concern regarding the parapet of the roof and wall. Abseiling may be required however current abseiling would not be safe enough so LBC will need to check how we can do this in a safe and controlled manner. Updates will be provided in the next CWG meeting.
- 3.2 The cleaning and frequency of cleaning in Dorney will be relayed to the Estates management Team.

4. Covid-19

- 4.1 Recommendations on isolating. Self-isolate for 7 days if you live alone. An entire household would need to isolate for 14 days.
- 4.2 Georgia Gould will be sending letters to all residents with key guidelines.
- 4.3 LBC will adhere to public advice and will update the information screens in each block with the latest info.
- 4.4 LBC working on cleaning regime however, the key element LBC would like to stress is that we don't want people to think they don't need to take the necessary precautions (i.e. wash hands) as a result.
- 4.5 TRA meetings should not take place in the TRA rooms and LBC advise no face to face or public meetings for the time being.

5. Resident Offer

- 5.1 We can focus on this now as it is independent of the works programme and current pause. It is an ideal opportunity for elected representatives to bring their views and input.
- 5.2 Would representatives be prepared to help shape the survey? Representatives will raise the right questions and in the right way as they know best what matters to residents.
- 5.3 LBC will require representative views on how best to approach this. For example, what is the best engagement model for residents on the estate? The frequency of meetings is different from block to block so what will work best for everyone and how should we approach this?
- 5.4 This is also an opportunity to discuss with elected representatives if there is something we missed with the resident offer and where the priorities are for residents, this may vary from block to block.
- 5.5 The idea is to send the relevant information at the beginning of a particular week and then the survey follows with a clear deadline for the Sunday of said week.
- 5.6 Concerns were raised that some blocks may have more elected representatives in their TRA. AKO confirmed she checked the list with Camden's Tenant Participation list. Moreover, the result is to give indication of overall preference, priorities and suggestions.
- 5.7 The aim is to engage with wider resident population so the offer is meaningful and guided by resident input, starting with the wider group of elected representatives in each block.
- 5.8 Representatives raised a valid point that it is difficult to consider the principles of the offer if not done in conjunction with the illustration / film about the approach to the works. The group agreed to revisit this.
- 5.9 AKO will circulate a set of proposed information items on engagement, communication etc. with suggestions on what we may want to find out from resident representatives. This is then the basis for drafting the survey.

6. AOB

- 6.1 Representative raised concern whether we have a security team on site. In response, representatives were advised security teams have not changed and they are on site keeping scaffolding safe. There are also sensor cameras on site.
- 6.2 Amidst the Covid-19 scare, residents are willing to help their neighbours although a coordinated approach will need to be taken in order to keep everyone safe. LBC will offer guidance and signposting.
- 6.3 During the meeting, a message was circulated about a bogus caller incident at Taplow. Representatives requested for relevant messages to be issued to make sure that residents are aware. It was agreed to prepare relevant messages on the information screens and in the forthcoming newsletter.