

## CHALCOTS WORKS GROUP (CWG) MINUTES AND ACTIONS 06.05.20

### Attendees

Paul Urquhart (PU), Nigel Rumble (NR), Cllr Steve Adams (SA), Cllr Tom Simon (TS), Cllr Meric Apak (MA), Hasan Shah (HS), Mandy Ryan (MR), Paula Schofield (PS), Matt Jenkins (MJ), Cllr Luisa Porritt (LP)

LBC: Astrid Kjellberg-Obst (AKO)

Interim Independent Chair: Oonah Lacey (OL)

### Apologies

None

- 1.1 **Netting** - PU questioned what is happening regarding the removal of netting. AKO explained that no action would take place in advance of the Cabinet decision regarding the Major Works Contract. MA stressed the need to look at the issue through the eyes of the resident.
- 1.2 **Window Designs** - HS questioned whether a new contract would include a review and consideration of planned window design, as we are not happy with the proposed design either before any new tender process or once a contractor is appointed should Cabinet decide to not sign the contract with Wates. AKO confirmed that there would be no review of the window design but a meeting would be held in June with the window experts to allow them to explain the reasoning for the proposed design and allow residents to ask questions. It was confirmed that info graphics would be part of the presentation.
- 1.3 **Proposal to not sign contract** - CWG members confirmed their support for Camden to not sign the contract with Wates.
- 1.4 **A1 Cladding** - It was confirmed that CWG members have no concerns regarding the proposed cladding. PU reminded the meeting that he was still awaiting the cladding report. AKO agreed to email a copy but requested that it is not shared outside the CWG because it needs to be read with an understanding of the actual fire tests that were carried out to demonstrate safety of the cladding.
- 1.5 **BRE report** - PU stated that the BRE would provide the positioning of controls for the current and new window designs. AKO confirmed that the BRE Report would provide the detail to support the decision making and confirm that Camden has followed due diligence and Health and Safety advice.
- 1.6 **Webinar window design** - AKO confirmed the planned webinar would be open to all Chalcots residents. It was suggested that the CWG collate questions that they would like addressed which can then be shared with the experts where possible in advance of the meeting but would not preclude additional questions that can be asked at the webinar.
- 1.7 **Report to Cabinet** - TS expressed a view regarding any future contract approach suggesting that a hybrid approach of a design and build with exit points to end a contract if required could add even more delays. AKO stated that should Cabinet agree not to sign the contract then a new procurement approach will be developed which will be clear on design as that is agreed but there would be a reflection or learning from the current experience to develop a contract and procurement strategy that brings control back to Camden, particularly over specification, quality, meeting residents' needs, and value for money.
- 1.8 **Learning outcomes** - AKO confirmed that there will be learning from the current contract experience and a Camden procurement Board would be set up to do this and manage any new way forward to complete the Major Works. It was confirmed that residents would have a role with the selection of contractor but the details and approach will be developed should Cabinet agree not to sign the contract with Wates. SA shared his view that the current contract is flawed and that he has raised concerns over the last 2 years and that he considers that Camden are in danger of repeating the same mistakes by indicating that the same experts are proposed to remain as part of the project team. AKO stressed that the procurement process and selection of contractor had been completed prior to her

appointment and that the design has changed over the last 18 months and the market for the contract was at the time of procurement significantly different to the post Grenfell period to the current time. SA stated that he was personally stunned that the market was tested and failed. MA confirmed that a traditional contract format would be used for any future procurement process so that Camden controls the design, contractor and sub contractors. AKO stressed that considerable time and resources had been used to achieve a final and best offer to meet the needs of residents and Camden. AKO added that the final written offer unfortunately did not reflect the discussions that had been had and that it was very disappointing to Camden, especially considering the impact from the delay on residents.

- 1.9 **Gaining residents trust** - AKO advised that she is considering what tasks/works be completed to support residents in the interim. There is out of pocket payment for additional heating costs associated with the removal of the cladding and this will remain. The removal of scaffolding would be a priority if the contract does not get signed and this would be followed by a deep clean of communal areas, windows and reinstate landscaping that has been damaged by the scaffolding, reinstate bin areas and make sure there are no tripping hazards left after removal of the scaffolding. AKO suggested that TRA representatives should seek views and suggestions from their residents and bring back ideas for consideration by the CWG and Project Director.
- 1.10 **Demobilisation** - AKO explained that ending the current arrangements with Wates would include making good on site, transfer of relevant contract/resident/building information, getting to know you visit feedback. It was reconfirmed that Camden remains the data controller and Wates the data processor. It was suggested but not finite that any contract delay could be 12-18 months but that the pause period would be used to proceed with dealing with ventilation (repairs to broken windows), drainage, lifts, staircases and leaks to roofs/water ingress. There is an opportunity to use the time positively post Covid-19 to make a difference for residents. The Quality Inspectors would complete planning of the interim works across the 5 blocks and residents consulted.
- 1.11 **Window repairs** - HS stressed that window repairs and in particular handles are a high priority. It was stated that some windows cannot be locked and HS stated that currently with Covid-19 these broken handles are not being considered an emergency repair. AKO stated that if the window could not be locked that it would be considered a health and safety issue and be repaired during Covid. As changes regarding getting responsive repairs happens in line with Government guidance residents will be kept informed via the website.
- 1.12 **Planned webinars** - AKO advised that a number of webinars are planned and open to all residents to attend:
- 14/05 and 19/05 – post Cabinet decision outcome
  - June - window design and info-graphics
  - July – pre-planning application
  - August - procurement process and how to involve residents’.
- Dates to be confirmed and information sent to all residents.
- 1.13 **Impact of Covid-19** - HS suggested that the contract pause may need to be longer depending on Covid-19. PU stated that the Government binds both Camden and contractors to compliance and control. NR advised that all contractors are including a pandemic clause in contracts deferring the cost to the client and not the contractor. HS stated that Camden should not sign a contract in the current pandemic situation.
- 1.14 **Keeping residents informed** - AKO stated that letters would be sent to all residents keeping them informed of the Cabinet decision. It was confirmed that should the Cabinet confirm signing of the contract with Wates then the scaffolding would not be removed.
- 1.15 **Screen monitors** - HS asked whether screen monitors would be removed because of Fire Brigade advice that he had received. HS suggested that posters and leaflets are better for Burnham residents. AKO to look at advice received with HS.
- 1.16 **Deputation to Cabinet** - MA suggested that deputations could be put forward.