

CHALCOTS WORKS GROUP (CWG) NOTES AND ACTIONS 25.09.2019

Attendees

Hasan Shah (HS) Cllr Tom Simon (TS) Paul Urquhart (PU) Roger Evans (RE) Cllr Steve Adams (SA) Donna Peters (DP) Astrid Kjellberg-Obst (AK) Sally Kikaya (SK) Kirk King (KK) Rob Vigar (RV)

Notes	Action	Due by
<p>Apologies and introductions</p> <ul style="list-style-type: none"> • Apologies were received from Paula Schofield, Lawrence Nicholson, Anthony Royle, Luisa Porritt, and Ruth Craven. • Kirk King, one of the new quality inspectors, was introduced to the meeting 		
<p>Announcements.</p> <p>Issues with the lifts were discussed at the meeting.</p> <ul style="list-style-type: none"> • Camden were disappointed with the lift continuing lift issues on all blocks. Lifts were out of use and are displaying inaccurate floor indication. • There are concerns of residents hearing banging noises coming from lifts. This could be due to the movement of the guides. • It was noted that the FRAs on the lifts were also ongoing at this time. • TS shared that the right hand lift on Dorney is still having issues • The TRA suggested that contract manager for lifts attend the CWG meeting. A full log of past lift works activity has been requested for review. 		
<p>Brief discussion on where we are now and time line</p> <ul style="list-style-type: none"> • Two Camden Quality Inspectors have joined the Chalcots programme. Another quality inspector will be joining in October. The final two positions are still to be recruited. <p>The meeting was briefed on what the Quality Inspectors are currently working on</p> <ul style="list-style-type: none"> • The initial approach is the closure Phase 1&2 outstanding works. This includes, confirming that all certificates are accurate and signed off • Initially they're looking at properties with outstanding works but there is a plan to look at all properties to make sure they are to standard. • In phase 3, it is planned that there will be weekly reports per block. The quality inspectors will also will be monitoring repairs and the impact of the works to make sure the works don't compromise scheduled maintenance <p>Meeting discussion</p> <ul style="list-style-type: none"> • It was asked if recurring issues will be investigated to hold previous contractors to account for incomplete works. It was agreed that unresolved mistakes are a breach of contracts and will need to be addressed, • There was a suggestion that every flat to be rechecked but his could be another level of disruption for residents. Combinations of approaches are being explored such as drop in sessions to raise concerns and book appointments. 		

<ul style="list-style-type: none"> • There will be one quality inspector per blocks so it will be easier for residents to have their issues looked at. • The group asked if LBC could look into installing smoke seals on the bottom of the front entrance fire doors <p>Frankhams are currently conducting FRAs in communal areas and in volunteer flats</p> <ul style="list-style-type: none"> • It was mentioned that there was an initiative suggested by the former Resident Safety director where the TRA and Cllrs could be included in a walkabout whilst fire risk assessments were taking place. • Concerns about previous FRAs – information outlined to be shared with LBC <p>The meeting was informed that BRE are working on their report looking at the window design which will include a visit to the estate.</p> <ul style="list-style-type: none"> • HS informed the meeting that findings from the Chalcots Action Group survey have been sent to Camden. • The CWG asked if they will have an opportunity to meet with BRE when they come to the estate. This request will be presented to BRE. <p>A letter was sent out to residents on the first floor of Taplow, Burnham, Bray and Dorney asking them what their preference was for an opaque or clear panel if the sill was lowered past the brick work. This was discussed in the meeting.</p> <ul style="list-style-type: none"> • Feedback from the first floor residents will help to decide the type of panel. The panel would be the same between all 4 blocks. • An option to have a film on a clear panel will be looked into. • It was queried whether the change to the brickwork will be communicated to the planning application and why the brick work needs to change. After comments from first floor residents at previous engagements, feedback was opened to get their views on the panel. • A suggestion was made that it would be useful to have an image of how the panel would look like from the outside if the brick work is altered. • The group asked about the Arup report and whether the 30cm opening is compliant with regulations – LBC would pass the query and check with Arup. 		
<p>CWG to view/discuss Camden/Wates new window in basement of Burnham.</p> <p>All the attendees to the CWG meeting went to look at the mock-up of the proposed window. Comments that came from the viewing are as follows.</p> <ul style="list-style-type: none"> • Where in the building control regulation does it clearly state the minimum safe height for the surface to opening? • The handle on the tilt and turn window seems too high. This might be problematic for shorter or older residents. • Can the fixed panel be one whole piece? This would reduce the chance of people using the lip of the window frame as a climbing prop. • On the tilt only window, the opening is very close to the wall. Residents may not comfortably grasp the handle and hands may rub on the wall. • On the tilt only window, the full tilt in seems quite imposing into the room. 		

<p>CWG to view/discuss Show Flat at Burnham</p> <p>The CWG meeting proceeded to the flat that has been used to test the approach to the internal works. Discussion that came from that viewing are as follows.</p> <ul style="list-style-type: none"> • It was clarified that the low level radiator needs to be secured the ground meaning a small portion of residents personal decorations (e.g. Carpet) may have to cut away • The types of radiators could be more homely looking. • Are there radiator covers for the displayed radiators to reduce the risk people burning themselves? • Look at whether electrics need to be moved from the dropped sill <p>The proposed approach to the works was outlined – this will be one day work per window, space a meter from the window will be needed for access. It has been designed to have as minimal an impact on residents as possible. The window will be prepared internally and then the window will replaced externally, followed by a visit to make good. The detailed steps will be shared with residents in drop-ins and a resident handbook.</p> <p>Comments</p> <ul style="list-style-type: none"> • It was noted that the lowered sill would be hollow and could echo noise. Could it be filled in to insulate the noise? • Concerns around residents having to move their items and if this will delay things. AKO clarified that the getting to know you and your home appointments will highlight what may need to be moved. • CWG asked could finished show flat be shown first / or that there needs to be clearer explanation before the walkabout clarifying that the flat shows the stages of the visits to their homes. LBC agreed to clarify this at drop-ins • Is it possible to keep the vent facility on the window? • What about the rain on the inward opening? • Some residents are still not clear on what is happening with the tilt only windows. • There was a request to see the risk assessment for the windows decision 		
<p>Any other issues related to the project.</p> <ul style="list-style-type: none"> • A draft timeline will be shared with attendees of the meeting. • There was a suggestion for Wates and Camden officers to visit some flats that may not work for the proposed approach 		
<p>Next meeting</p> <p>The Terms of reference will be discussed at the next meeting</p>		