

Dear resident

Chalcots major works contract Q&A

I wrote to you last week about the report that has gone to Camden's Cabinet recommending that the council rejects Wates' offer to replace the cladding, curtain wall and windows at the Chalcots Estate and instead that we go back to market for the right deal. You can now read this report at camden.gov.uk/chalcotsestate

Cabinet will be making their decision next **Wednesday 13 May** (more details at the end of this letter about this meeting and how you can watch it). Ahead of the Cabinet meeting, we have collected some questions residents have asked us over the last week and their answers. I hope this is helpful.

1. How confident are you that Cabinet will agree with your recommendations?

We aren't. We have made our recommendations to Cabinet and they will decide whether they agree with them or not – nothing is certain until Cabinet make their decision on 13 May.

2. How long before works start?

We know that the works will be significantly delayed already because of COVID-19 but if Cabinet agree with our recommendation and reject Wates' offer, the major works will be delayed for longer than the pause in works caused by coronavirus. Depending on Cabinet's decision there could be a delay of up to 12 months while a contract is awarded, with works starting in early 2021.

3. What does this mean for the window designs and cladding choice?

They won't change. Through our design work with Wates and our technical experts we are now very clear what we want. We have already finalised the design and fully fire tested a cladding system to the highest safety rating (A1), finalised the designs of the curtain wall and we know what windows we will be using to improve ventilation in all flats. If Cabinet approve our recommendation to go back to market, we will take these designs forward to any new contract. We will offer an online/ phone-in resident meeting in June to give an overview on the detailed window designs and the reasons for the decisions made.

4. What will happen to the scaffolding? Will it stay up or come down?

If Cabinet approves the recommendation in the report and Wates do not return with a compliant offer, then the scaffolding will be removed while we go back to the market.

5. Do we have to start everything again?

No. Through the work we have done with Wates and our technical experts we are in a completely different position to when we started. We know what design we want, we have carried out the tests needed, and none of this work will be wasted. If Cabinet agree with our recommendation to reject Wates' offer, all the tests, surveys and designs will be carried over to any new contract and will help us to get new procurement moving.

6. Is there anything we can do to speed things up and get on with the works?

We, like you, want to get on with the works as fast as possible. If Cabinet approve our recommendations, we will make sure we use the pause in the market caused by COVID-19 to move forward everything we can – for example design work and planning permission – for when the market is ready. We will also use all the tests, surveys and designs that we've already done in any new contract to help us speed up the next steps.

7. What does this mean for issues like roof leaks and windows that do not open?

We will continue to keep the site safe and carry out repairs like roof leaks and window repairs, making sure that any staff or contactors follow social distancing guidelines and wear any protective clothing needed to keep you and them safe.

8. How will you involve residents?

The Cabinet meeting where the decision will be made is next **Wednesday 13 May** at 7pm. This will be a remote meeting and you can watch it live or at a later time you choose at councilmeetings.camden.gov.uk

You can submit a deputation (a request to speak at the meeting) by email to vicky.wemyss-cooke@camden.gov.uk by 5pm on **Monday 11 May** at the latest. More information on deputations can be found at camden.gov.uk/deputations

If you have any questions about submitting a deputation please contact committee services on **020 7974 5726**.

We are also holding online/ phone-in meetings for all Chalcots residents to find out more about the Cabinet decision:

- Thursday 14 May at 6.30pm
- Tuesday 19 May at 6.30pm.

You can join the meetings online, or if you don't have the internet or would rather listen on the phone, you can also call in and listen to the meeting on your mobile or landline. Contact Abdul Khalique by email at abdul.khalique2@camden.gov.uk or call **020 7974 1312** for details of how to join and also to ask any questions that you would like answered in the meeting.

We will hold more remote resident meetings every month, including:

- Detailed window designs (June)
- Planning application (July)
- Procurement process (August).

We will share the dates and times nearer the time.

In the meantime if you have any questions please don't hesitate to get in touch on **020 7974 4444 (option 7)** or at chalcotsetate@camden.gov.uk

Yours faithfully



Astrid Kjellberg-Obst
Project Director