

CHALCOTS WORKS GROUP (CWG) NOTES AND ACTIONS 4.12.2019**Attendees**

Hasan Shah (HS) Paula Schofield (PS) Paul Urquhart (PU) Matt Jenkins (MJ) Roger Evans (RE)
 Cllr Luisa Porritt (LP) Lawrence Nicholson (LN) Kalice Cooke (KC) Astrid Kjellberg-Obst (AK) Sally Kikaya (SK) Donna Peters (DP)

Notes	Action	Due by
Apologies <ul style="list-style-type: none"> • Apologies were received from Cllr Tom Simon, Lawrence Nicholson, Mandy Ryan, Luisa Porritt. • Note – await confirmation of Taplow representatives 		
Announcements <ul style="list-style-type: none"> • There will be testing on an elevation of Bray facing Adelaide Road. This is to look at previous works on the existing windows and is not related to the next phase of the works 		
Update on BRE report and Telephone surveys <ul style="list-style-type: none"> • <u>BRE report</u> - because of an incident in Haringey, the BRE report was revisited to consider an updated risk assessment. • <u>Telephone survey interviews</u> – 198 properties have been interviewed so far and 50 cross referenced. The survey is to find out - as a baseline - what the residents views are about previous works, windows design and the cladding. Then we can take on board what the residents thought through qualitative analysis of feedback. • There was a query whether Acuity took on the feedback and have listened to calls and compared against the transcript. Acuity have reviewed the calls (independently from the team doing the research). They found that the notes did reflect the calls. • Some of the TRA reps asked questions about the methodology of the survey and whether it felt independent and representative or not. LBC agreed to share the questions, which had been designed for people to give honest feedback including satisfaction ratings. 	<p>Questions that the independent surveyors used to be shared</p> <p>High level overview of the telephone survey to be shared</p>	
Update on latest kitchen window. <ul style="list-style-type: none"> • Images of the alternative kitchen window option were shared. Wates and Camden will be going to Gerrards Cross to view the louvre from the outside and inside and will take photos. • The optimal ventilation would be a tilt & turn with the dropped sill but because of the worktops near the window opening combined with the limited space to reposition the services such as radiator, gas pipes, etc fitted under the kitchen window, this cannot be an option in the kitchen. The proposed window options meet the ventilation criteria for the kitchen area. • How can the louvre be kept clean? Residents can clean the inside and the outside can be cleaned during the external window cleaning schedule. • CWG members commented that estate has heavy winds and when the winds are heavy residents have to close the windows. • The existing windows have a latch that can leave the windows in the slightly open position. Letting air in but not letting in rain. Do the tilt 	<p>Share photos after visiting Gerrards Cross</p> <p>Arup and the design team to come to a future meeting and discuss the new design of the windows</p>	

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<p>and turn windows have the latch? Can that be an option in the new windows? The latch is a useful feature that is a betterment to the residents. The design team will look into whether the latch can be added.</p> <ul style="list-style-type: none"> • Some felt the louvre could reduce lighting and scenic views and the purpose seems more design oriented rather than the purpose the Chalcots major works is trying to fulfil; Camden emphasised that it is important to remember ventilation and safety as the key criteria. • The design team are keeping an open mind and the option will have to meet Chalcots works criteria. • The TRA asked what other options are still on the table. Can the side window be opened to above sill level? Wates responded that this has been considered but looking to maximise ventilation. There is a possibility to put on a guarding and seeing what else can be explored. Camden shared that a wider tilt was considered but then that makes the opening window too heavy. • It was confirmed the window purge requirement was considered with the door closed (as per requirements). • TRA rep stated they would want to look at the assessment for like for like replacement, and would also want to gather resident feedback on the new kitchen window option before any decision is made. Camden stated that the window decision has to be with the Council based on assessments from technical experts. • Can the contract be signed once all of the elements have been finalised and agreed? All the elements need to be considered and then looking at procurement and costs. • How many bigger decisions are outstanding? Excluding Blashford, the kitchen window is the last bit that is being worked on. Then there is a works test that needs to be implemented in Blashford. • Some TRA reps wanted to do another joint survey. LBC are happy with the robustness of the independent survey, and that previous engagements by LBC have focused on areas that residents can be engaged about. Some elements cannot be consulted on e.g. safety. • Some TRA reps said they wanted to have technical/design team officers at CWG meetings. It was agreed to arrange this ahead of time in conjunction with the BRE report. 		
<p>Emergency set up over Christmas and New Year</p> <ul style="list-style-type: none"> • The normal Camden out of hour and emergency contact details will apply. • There will be 24/7 guarding of the heras fencing and the scaffolding, • The TRA queried whether we should be putting scaffolding up so close to Christmas. • Important contacts will be shared in the next newsletter 		
<p>Double Yellow Lines outside Chalcots building</p> <ul style="list-style-type: none"> • Neighbouring residents say that they have not been informed of the changes to the road restrictions • At the weekends the roads are empty, why can't the residents park. Delivery people are finding it difficult to deliver to residents. 		

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<ul style="list-style-type: none"> The parking team are looking into possibility of making this more flexible. This will take some time and may not be changed until the new year but the issue has been escalated to the relevant directors 		
<p>Any other works related issues and concerns.</p> <ul style="list-style-type: none"> When will the information screens be going up and will they be slim line? They will be construction type screen. pictures of the screens can be shared in a future meeting There is a lattice looking fencing that might limit residents opening the windows. It was clarified that this relates to an alternative entrance to the dentist and shouldn't affect residents There was an issue during the PFI works where the scaffolding obstructed windows. This looks like this is happening again at Taplow. Can there be access. How far has the programme of works progressed? Have items been procured yet? And if so, can this be paused so that these issues are addressed first. Currently the material for the works have been reserved by the contractor and no material has been purchased by Camden. 		
<p>Next meeting The meeting on the 11th is cancelled – looking to meet on the 18th December</p>		