

CHALCOTS WORKS GROUP (CWG) NOTES AND ACTIONS 07.11.2019

Attendees

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

Notes	Action	Due by
<p>Apologies Apologies were received from Cllr Steve Adams and Cllr Tom Simon</p>		
<p>Announcements.</p> <ul style="list-style-type: none"> • Camden updated that the design team are still looking at the detailed design for Blashford • Camden confirmed that empty flats might be used as respite places but there is no final decision on the use of the voids. • Camden clarified about sills in kitchens - the fitting of kitchen spaces and work tops mean that the windows cannot be tilt and turn and therefore the sill does not need to be lowered. There is also a proposal to have the lower panel of the window to open which will improve ventilation • There was some discussion about the building regulations and risk assessment. Camden agreed to share the latest version when available. • Camden brought a draft render of what the cladding on one the tower blocks may look like and the group gave feedback and asked questions • In response to query about the window transoms and splits - Camden is discussing in planning about just having a vertical split in line with the opening of the window and not having the lower horizontal bar. • Camden reiterated to the meeting that the window sill only needs to be lowered when there is a tilt and turn window. • Residents highlighted concern about the safety of tilt and turn windows after the Haringey incident and that some residents would oppose this. Camden responded that it is still the Council's decision and a risk assessment is being conducted to include considerations of the recent incident. <p><i>Cladding</i></p> <ul style="list-style-type: none"> • Camden confirmed that the layout of the panels is being discussed and an updated render photo can be put up for all the residents to look at. • Camden clarified that the finish of the first panel on the left is a standard that is being processed at a high volume by the company. When looking at the supply chain, Camden would rather have different sources of suppliers (one for windows, one for cladding) to minimise risk of depleting stock and to make sure the supplier is able to respond quickly. One of the potential suppliers installed panels at London Bridge and planners will be going to have a look before any decisions are made. • Camden informed the meeting of the areas currently being looked at in planning - the cladding samples that are being tested on Bray, and the finish of the window frames. The TRAs suggested that an update come to the CWG before being sent to planning. Camden will ask in planning what areas can be consulted on and then the blocks can feed in their thoughts. • It was noted that design is getting down to the detail and it can be difficult to explain all of the technicalities and finer points. Camden agreed and stated that this is where Camden come in to find all ways to engage such as the drop in session which also allows residents to discuss their own personal comments about the progress of the works. 		

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<ul style="list-style-type: none"> • Camden clarified that the ground floor flats are not having their window sills dropped. In response to query about why residents couldn't see an installed tilt and turn window, Camden responded that to put a sample tilt and turn window with a dropped sill in the upper floors would also mean removing the existing window frame from the upper and lower floor too, which is not feasible at this time. • Camden are still awaiting the full BRE report and though this is not an exact science, it helps to frame where the council is responsible for the risk. The report will be shared once received. • A resident commented that the video tour of the approach to the works is a good idea and should be put online too. • The group enquired when the contract signing will happen and will all investigations be looked at before we sign? Camden confirmed that there will be a design and planning meeting. • In response to query about windows and whether same as at Grenfell. Camden responded that they are not the same windows - the frame was of a different material. • Residents requested new information on the type of key to override the restrictor. Camden updated that there is an option to override or an option to bring back to restriction. Information will be shared in a future meeting. • A resident said that current window sat inline to cladding but this cladding seems deeper. This could impact light and the maximum field of vision. Could the window be moved back in line with the cladding? Camden stated the depth is determined by the connecting of the window frame and the structure of the building and also minimises water ingress by the way it is mounted together. Overall, the windows are bigger than the current ones and therefore allow for at least the same level of light if not more. 		
<p>Handbook</p> <p>Draft pages of the resident handbook were shared prior to the meeting/ Camden are looking at getting it ready to print in December to hand out to residents in January. Feedback on the draft pages were shared in the meeting.</p> <ul style="list-style-type: none"> • It is not clear what 3 stages of the internal works in each flat actually means. It was suggested to change it to 3 visits. • In Stage 2 can the wording be amended because it seems to imply that access is not needed • In Stage 3 there is mention of the low level radiators. Shouldn't that be in stage 1? • The information needs to be clear where access is needed • Will the handbook be A4 or A5? If it will be A5, the text needs to be bigger • Will boiler flues be replaced after the works? • Camden clarified that the windows will be installed from the outside but will be fixed from the inside which will allow future maintenance to be from the inside. • Query about what is outstanding on the contract signing. Camden responded that details on the approach to the works at Blashford and awaiting BRE and planning and where the flexibility on decisions is. • Camden clarified that the current activity is working on a letter of intent agreement. <p><i>Blashford</i></p>	LBC to update copy	

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<ul style="list-style-type: none"> • There is a minimal mention of Blashford. Is there any point in having it in there if Blashford will get a different version of the handbook anyway? • There is confusion of overall time frames at Blashford. There needs to be clarity on the range for all of the stages. 		
<p>Any other works and related issues</p> <ul style="list-style-type: none"> • Camden responded to query about the evacuation report in light of Grenfell inquiry findings. She said that it is an LFB indication to retain the stay put policy because of the fire safety works that have been undertaken. Camden agree that there needs to be additional consideration to engage and reassure residents on this • Camden confirmed we are looking at boiler installation and associated costs • Camden confirmed we have offered to engage with leaseholders both through block groups and via separate leaseholder forum 		
<p>Next meeting</p> <p>The next meeting will look at</p> <ul style="list-style-type: none"> • Discussing feedback on ToR • Update on the meeting with planning • Wates and Arup to attend to discuss design once the BRE report has been finalised. 		