

CHALCOTS WORKS GROUP (CWG) NOTES AND ACTIONS 27.11.2019**Attendees**

Hasan Shah (HS) Cllr Tom Simon (TS) Paula Schofield (PS) Paul Urquhart (PU) Lawrence Nicholson (LN) Cllr Steve Adams (SA) Nigel Rumble (NR) Matt Jenkins (MJ) Rob Vigar (RV) Sally Kikaya (SK) Astrid Kjellberg-Obst (AK) Donna Peters (DP)

Notes	Action	Due by
<p>Apologies and any important announcements. Apologies were received from Cllr Meric Apak, Cllr Luisa Porritt and Mandy Ryan</p>		
<p>Wates and Camden to present proposed designs A potential option for the tilt only windows</p> <ul style="list-style-type: none"> • Camden reminded the meeting that the design team are looking at the calculations for the options that optimise ventilation and safety in the kitchen. • Some tilt only windows have a section at the side that is fixed. This fixed part could possibly open on a side turn to 90 degrees and the outside will have a fixed louvre (similar to venetian blinds) allowing opportunity for ventilation • The width of bedsit windows will fit the opening of the tilt only window so do not need to have the extra side opening panel. • Wates added that the louvres would be anodised aluminium • Camden clarified that the dropped sill is for when there is a tilt and turn window and that the worktops in the kitchen and the lack of space to reposition all the pipes and radiator currently under the kitchen window, mean that tilt and turn is not possible in the kitchen. • Wates said that this is in very recent discussion and a render has not been created yet • Residents commented on the louvre and made various comments <ul style="list-style-type: none"> Is it going to add more/be difficult from cleaning perspective? the louvre resemble bars on the windows What will the degrees of the tilt be with side opening? Will it restrict light? Will they rattle in wind? May help with guarding against items being thrown out • The TRA enquired about the regulations on future betterment. Wates will come back to the meeting with correct terminology. <p>The meeting discussed the Wates getting to know you and your home appointments</p> <ul style="list-style-type: none"> • It was understood that it was one visit to know what will happen in your home and the decision on radiator. But since we still don't know what will happen in the kitchen, will they need to come back for a second appointment? The TRA suggests that the approach to the works can be placed on a diagram of the 7 flat types and shown at the visits. Visits might need to go on hold until the unanswered questions are addressed and the radiator BTU values dimensions are shared otherwise the residents are going to have to put in another meeting. • Residents asked if Camden got consent to give resident details for the getting to know you appointments. Camden clarified that this is agreed as per the tenancy agreement. The letter from the borough solicitor states consent. DP added that there is a GDPR statement on the survey questions and there's a tick box that you agree to have the information shared. 		

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<ul style="list-style-type: none"> • Feedback that the RLOs aren't able to answer some questions and residents are being frustrated by the appointments. DP stated that each residents need is different so there may be times where some properties will need more than one visit. • Wates will look into getting the additional information to the RLOs for the appointments. • Camden noted that the recent drop-ins have helped to give residents a better understanding of the works before having their getting to know you appointments. • A member of the TRA shared the experience of the appointment was that it is clear that they were trying to know the home rather than addressing all of the residents works questions. The feedback in the meeting should be taken on board for future appointments. <p>The works were discussed in the meeting</p> <ul style="list-style-type: none"> • What is being considered for Blashford? At a getting to know you and your home appointment, they were told that sills would not be lowered in the bedrooms and Kitchen units in front of the windows. Wates clarified that the principle of the decisions with the other towers will be applied to Blashford where possible. Kitchen and bathroom will not be lowered. Bedroom lowered sills • Are all radiators going to be changed and what will happen to the piping. Wates clarified that the radiators in front of a dropped sill will be replaced or moved and the piping in the room will be amended to accommodate the change. • A Cllr reflected that it will be some time until the works start. Will residents be given time to engage on the proposed new ideas? Will the signing of the contract still happen this year? • The TRA enquired about removing the horizontal bars on the lower panes and whether a cost analysis has been looked into for this and by whom. Camden confirmed that this has been looked at. The larger pane that would be created by removing the horizontal bars, might be too heavy and too big for the lift when installing or if needs fixing. • There has been resident feedback that we do need to make progress. This needs to be over and done with so the works can be completed. • Camden responded to questions about betterment and requirement to drop sill that these decisions were based on resident feedback on the importance of ventilation and our own responsibility to choose the safest possible option. A Cllr asked whether the BRE report be in before the signing of the contract. Camden confirmed that it will be. 		
<p>Double Yellow Lines outside Chalcots building.</p> <ul style="list-style-type: none"> • The TRA have noticed that there are double yellow lines being put on the street. The TRA asked whether the restrictions are supposed to be 24/7. Wates clarified that the restriction is needed during site working hours or in special circumstances they may have to deliver items during out of hours. • The TRA recalled that the standard ways of suspended bays have worked fine in the past and doesn't see why a full restriction is necessary. Residents pay a lot for their spaces and are usually consulted on this. During the PFI works it was never double yellow restrictions. It was single yellow with clear signs on the hours of restriction. 		

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<ul style="list-style-type: none">Camden has collated the feedback in this meeting and will revisit this issue with parking.		
Next meeting <ul style="list-style-type: none">Look in more detail at what constitutes betterment and future proofingCamden to share a 'journey so far' PowerPoint to discuss at the next meeting		