



## Chalcots Estate major works update – 16 February 2022



### Electric checks keep you safe

- You may have received a letter from our contractors, OpenView or RGE, to arrange an appointment to carry out an electric check that is due inside your home. Just like the regular gas safety checks we carry out, we need to make sure the electrics in your home are safe.
- Our property management team is leading on the checks to make sure the sockets and switches in your home are safe. We want to minimise any disruption to you and if your electric check overlaps with the major works in your home, we will make every effort to combine both. If you have any questions, please contact Property Management Support on [propertymanagementsupport@camden.gov.uk](mailto:propertymanagementsupport@camden.gov.uk)

### Update on the major works show flats

- We have started to design and prepare the show flats for both projects and expect the Blashford show flat will be ready in March or April. The show flat for the Bray, Burnham, Dorney and Taplow project should be ready in April or May. We will let you know when the resident tours will start.
- The show flats will show you what the finished works will look inside your home and you'll be able to try the new window opening positions. You will also see the radiator, curtain and blind choices to help you make a decision about what options you want. We will also show you how the works will be carried out and timelines for the works inside your home.

### Blashford 'design and build' progress

- The design phase of the project is running to plan. We are completing the final tests and surveys on site to finalise the detailed designs for your tower block. As always, we will let you know if these works will cause any noise or disruption.
- Following detailed tests and assessments, we have found the best way to replace your windows and are preparing a video to show you how they will be replaced.
- We are continuing to visit homes with John Graham staff to meet residents and our next day of visits is on **Friday 18 February** from 12pm to 5pm. We have written to you about our 'meet and greet at your door' visits and we will continue to arrange more visits, including early evenings and weekend appointments. If you would prefer to book a visit at a time that works best for you, contact Abdul (project officer) on **07866 002 527** or at [abdul.khalique2@camden.gov.uk](mailto:abdul.khalique2@camden.gov.uk).
- We are expecting to receive a construction offer for Stage 2 of the project (the build stage) in June and for the contract to be signed in July. If this runs to time, works to build the construction site at your tower block should begin in August and construction work to install the cladding and windows should start in October this year.

### Bray, Burnham, Dorney and Taplow 'build-only' progress

- We are pleased to confirm that the contract with McLaren Construction (Major Projects) has been agreed and signed. We are currently finalising key priorities such as the detailed programmes for the construction site set up and for the delivery of the major works, testing and finalising how the works will be carried out, the exact location of the McLaren offices at Bray and plans to set up the construction site for each tower.
- The works will be carried out at two tower blocks at a time, starting with Bray and Taplow. Some activity will start in March 2022, mainly in the undercrofts and scaffolding at Bray and Taplow will be put up from Monday 4 April 2022. Scaffolding will start at Burnham and Dorney in autumn 2022.
- We are currently working with the Bray and Taplow TRAs to talk about how the construction site will be set up and to make sure you always have access to key facilities, such as bike sheds and bin areas. We will then do the same with the TRAs at Burnham and Dorney. Once plans are confirmed, we will share information about the construction site and contact for the McLaren team with you.
- The first McLaren office will be put into place at the front of Bray tower from **Thursday 24 February** which you will be able to visit from **Monday 28 February**. It will be located just next to the playground where the bike rail and planters currently are. In the meantime, you will see the McLaren team on the estate so please feel free to say hello – each staff member will be wearing a uniform with the McLaren logo as show on the digital screens in your lobby area.
- The Chalcots project team and McLaren staff will start our 'meet and greet at your door' visits from **Wednesday 16 February** – you should have received a letter with more information. We are planning more ways for you to meet and engage with the contractor which will include evenings and weekends too. To book a visit at a time that works best for you, contact Abdul on **07866 002 527** or at **abdul.khalique2@camden.gov.uk**

### Join our next major works meet-up on Tuesday 22 February

- Come along to our next virtual major works meet-up where we will be sharing more information on:
  - updates, next steps and timelines for both projects
  - reasons for using scaffolding to carry out the major works
  - initial plans for how the works will be carried out in a typical home at Bray, Burnham, Dorney and Taplow
  - resident engagement opportunities and communication.
- All Chalcots residents are welcome – join at **camden.gov.uk/chalcotsmeeting** from 6.50pm for the **7pm** start on **Tuesday 22 February**. As always, there will be a question and answer session too. We look forward to seeing you there.

### Important information about your heating

- **Are you a resident at Bray, Burnham, Dorney or Taplow?**
  - While the tower blocks do not have cladding installed, any extra heat you use from October to April will be adjusted in your annual bill or service charge.
  - You are on metered charges and there will not be any increase or change in your weekly heat charge until September 2022.
- **Are you a Blashford resident?**
  - Your block is not on the council's gas supply so we are making direct payments of £40 per month for any extra heating you use from October to April.
  - Call Dean Maxwell on **020 7974 4444** (option 7) to find out more – you will need your council tax reference number to confirm you're a Blashford resident.