



**GRAHAM**

## Blasford Tower

### Construction Phase Newsletter

Issue 8

December 2024



**Welcome to the latest edition of our newsletter, which will keep you up to date on the latest developments at Blasford Tower.**

As we near the end of another remarkable year, we want to take this opportunity to express our sincere gratitude for your unwavering support and cooperation. This is a chance for you to relax, rejuvenate, and enjoy quality time with your loved ones. We are confident that this end-of-year break will bring you joy, peace, and a renewed sense of hope for the future. We appreciate your collaboration and look forward to an even brighter and more prosperous year ahead. Wishing you immense joy and happiness in the coming year. Happy holidays! Enjoy a fantastic holiday season and a successful New Year!

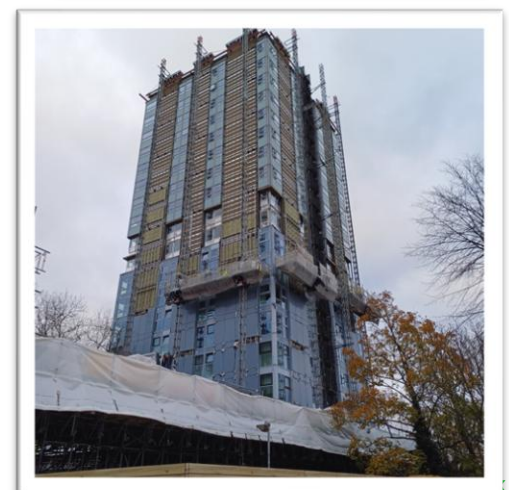
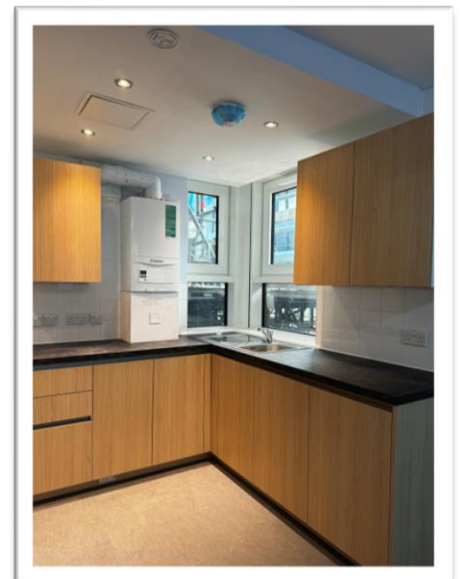
Here's a summary of the latest work update and a look ahead:

#### WORK UPDATE

- Cladding: Installation of new cladding panels is progressing up the building and is now complete up to level 6.
- Level 7: The apartment refurbishment has been completed, and the 7<sup>th</sup> floor handed back to Camden for tenants to move back in.
- Level 8: Refurbishment of the apartments on this level is nearing completion.
- Level 9: Installation of new windows is nearing completion. Internal drylining works has commenced.
- Level 10: Existing windows have been removed in preparation for replacement and refurbishment work is under way.
- Level 11: Removal and preparations work with asbestos removal has commenced.
- Level 12: Tenants have commenced moving out to their HAFH this week.

#### LOOK AHEAD

- Cladding: We will begin installing cladding panels around Level 7.
- Level 8: We plan to hand this floor back to Camden on 13<sup>th</sup> December.
- Level 9: Apartment refurbishment will continue following window installation.
- Level 10: Refurbishment works continue and windows will be replaced when level 11 windows are removed.
- Level 11: Removal and preparation work with asbestos removal completed to allow existing windows to be removed post-Christmas in January 2025.
- Level 12: Some preparation work commences before Christmas and continue with asbestos removal works after Christmas.



## Winter Fuel Payment

Residents can simply notify our dedicated Lead Engagement Officer, Natasha Constantinides via e-mail on [Natasha.Constantinides@camden.gov.uk](mailto:Natasha.Constantinides@camden.gov.uk) to confirm that the **details are the same as last year's** and this will trigger the payment process. Natasha will try and ring residents too and please note that her number will appear as 'private number' as per general setting for the Council's outgoing calls. **Where details may have changed since the last payment** relating to last year's payment, dedicated drop in sessions will be held in the respite lounge on **Tuesday, 10 December 2023 from 4pm till 6pm** and **Friday, 13 December 2024 from 4pm till 6pm**

## Other Up-Dates

We apologise for the recent multiple fire brigade visits and any concerns caused. We are pleased to confirm that the fault in the transmitter was found and addressed and we are grateful for John Graham Construction's support whilst the relevant Camden team resolved the issue.

## Recent Resident Meeting

Thank you to those residents who took the time to attend our last meeting on 21 November 2024. The notes are issued together with this newsletter. During the recent resident meeting, attendees suggested that they would prefer to receive the newsletter and other communications via email/electronically. Therefore, a system has been set to send out information electronically.

Please [sign up here](#) for updates, which will start in the new year.

A 'register for updates' section has also been added to the microsite: <https://www.graham.co.uk/blasford-tower>

## PROPOSED SURGERIES AND MEETINGS FOR RESIDENTS – 2025

	Drop-in surgeries (from <b>4pm</b> to <b>7pm</b> )	Resident meetings (from <b>7pm</b> to <b>8.30pm</b> )
January	Thursday 9 Thursday 23	Thursday 23
February	Thursday 6 Thursday 20	Thursday 20
March	Thursday 6 Thursday 20	Thursday 20
April	Thursday 10 Thursday 24	Thursday 24
May	Thursday 8 Thursday 22	Thursday 22
June	Thursday 5 Thursday 19	Thursday 19
July	Thursday 3 Thursday 17	Thursday 17
September	Thursday 11	Thursday 11

Surgeries and meetings will take place in the Respite Lounge. The Respite Lounge is also available for residents to use on weekdays between 9am-6pm for relaxing or home working.

## OUR COMMITMENTS

- Work with our neighbours to reduce the impact our work has on local businesses and the community
- Monitor noise, vibration and dust to ensure they are kept within the permitted levels
- Reduce the site carbon footprint in line with corporate GRAHAM targets
- Zero incidents reported to any statutory authority
- Zero waste to landfill
- To reduce mains water consumption in line with corporate GRAHAM targets
- Achieve net biodiversity gain

## HERE TO HELP

If you have any queries or concerns, or if you would like any further information please do not hesitate to contact us via the details below.

Every effort will be made to keep the noisy construction works during weekdays from 9am to 4pm.

## Project Contact Details

### GRAHAM Team

#### Senior Site Manager

Seamus Leahy  
07384 438 663

#### Resident Liaison

Saifur Jaman  
07385 144 513  
[buildingsouthcustomerrelations@graham.co.uk](mailto:buildingsouthcustomerrelations@graham.co.uk)

Visit us at [graham.co.uk](http://graham.co.uk)

### London Borough of Camden Team

#### Project Director

Astrid Kjellberg-Obst

#### Project Manager

Abdul Khaliq  
[Abdul.Khaliq2@camden.gov.uk](mailto:Abdul.Khaliq2@camden.gov.uk)

#### Project Operations Manager

Eli Musala  
[Iliuta.Musala@camden.gov.uk](mailto:Iliuta.Musala@camden.gov.uk)

#### Quality Inspector

Barry Jackson  
020 7974 3258

#### Resident Liaison Lead

Maybel Houston  
07814 194 254