

Bray Burnham Dorney and Taplow Major Works Meet Up

27 March 2025 at 7pm



Key Themes for Tonight

Major Works Projects – **Where we are**

Progress Overview

Way Forward and Estimated Timelines

Queries and Concerns

Resident Feedback

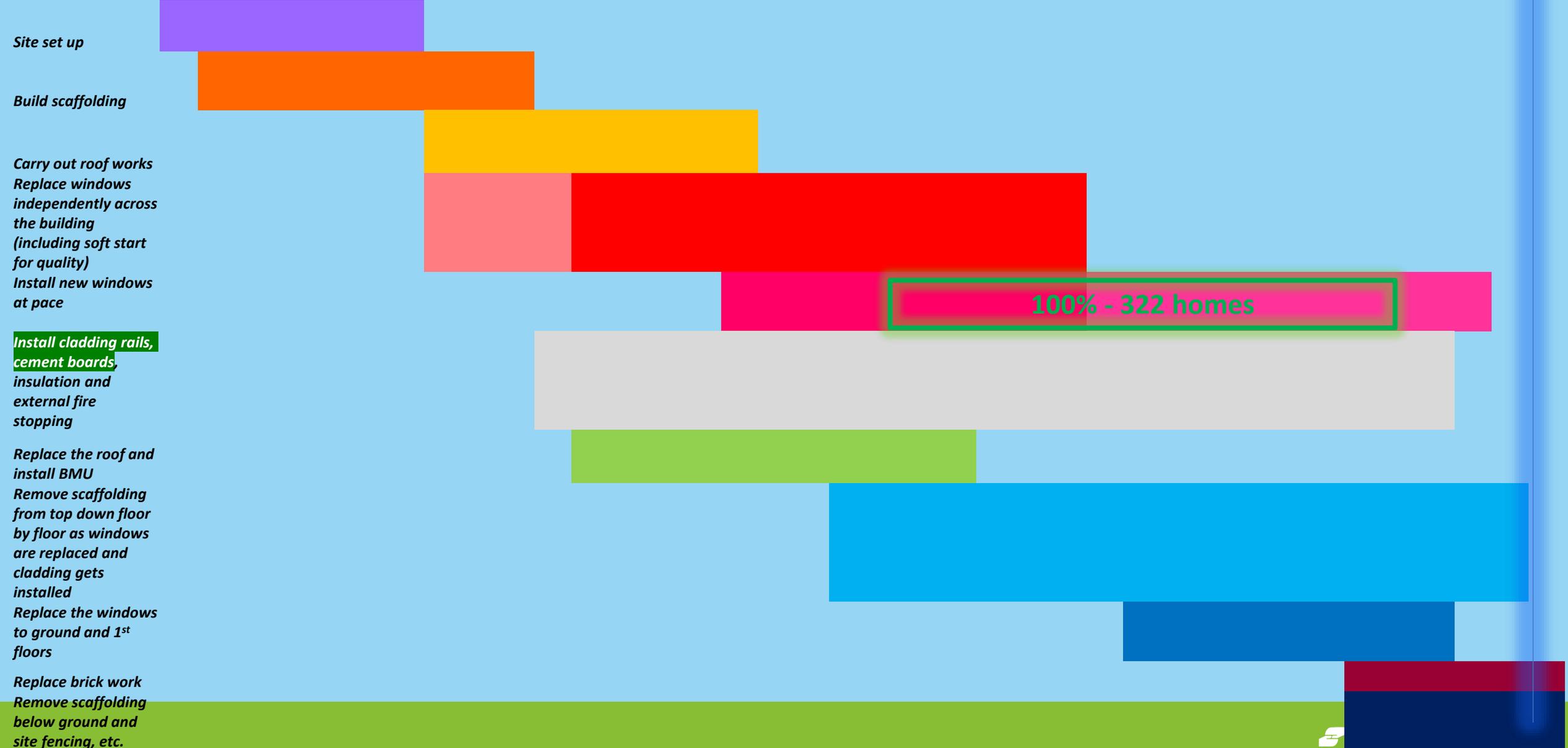
Resident Engagement and Events

Questions & Answers



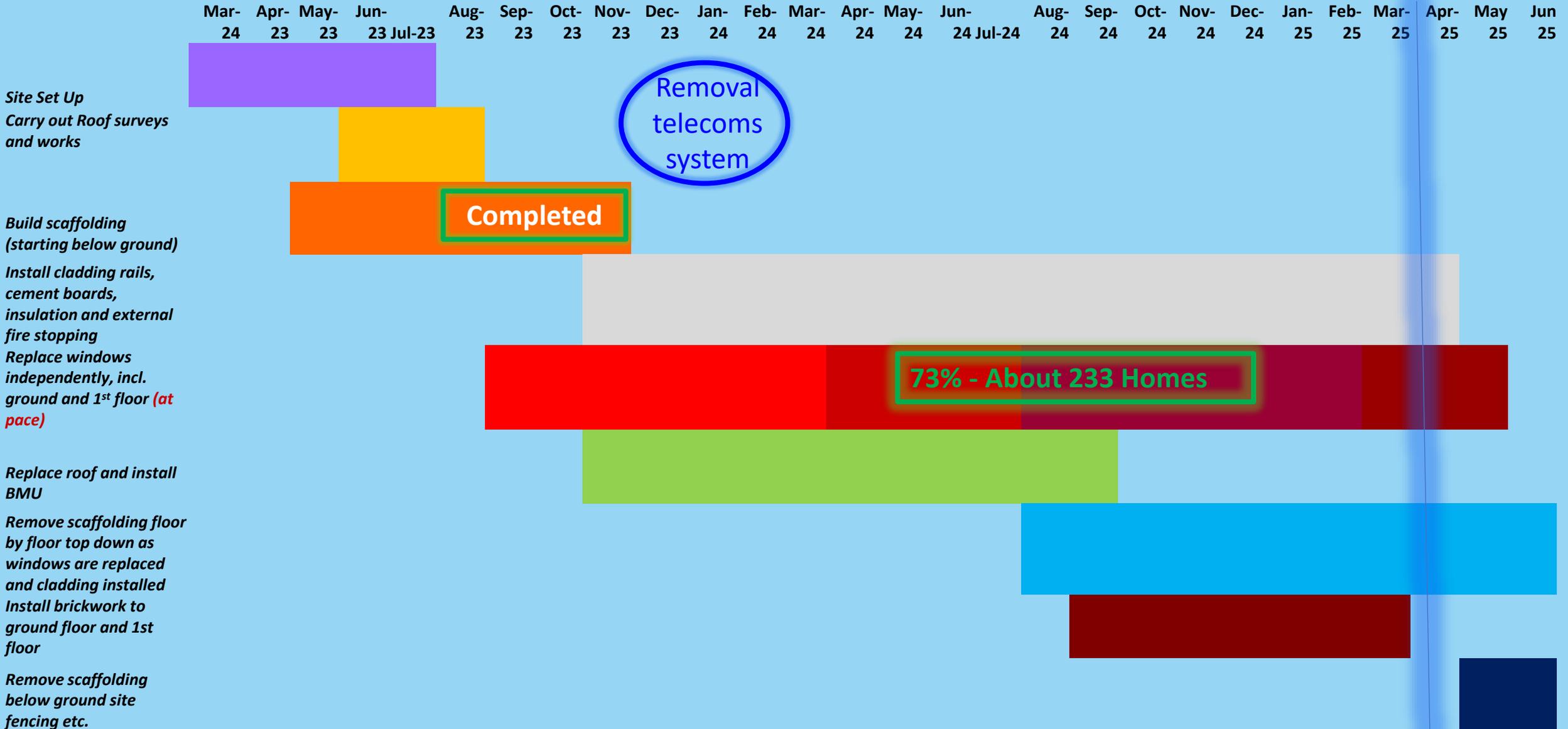
Where are we? - High Level Programme for Bray and Taplow Towers (subject to change)

Mar-22 Apr-22 May-22 Jun-22 Jul-22 Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jul-24 Aug-24 Sep-24 Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25



100% - 322 homes

Where are we? - High Level Programme for Dorney & Burnham Towers (subject to change)



Where we are as at 27 March 2025

Tower	New Roof installation	Metal structure for new Building Maintenance Unit	Homes with new windows and firestopping installed	New Cladding system with firestopping Installed	New Brickwork	Estimated Completion for windows and cladding, subject to access
Blashford	Completed	April 2025	53 (73%)	Floors 1 to 11 (61%)	July 2025	September 2025
Bray	Completed	Completed	161 (100%) (since 5 December 2024)	Floors 1 to 22 (100%)	March 2025	December 2024
Burnham	Completed	Completed	118 (73%)	Floor 22 2/3 of floors 20 and 21 1/3 of floor 19 (13%)	March 2025	June 2025
Dorney	Completed	Completed	115 (73%)	Floor 20 to 22 1/3 of floor 19 (16%)	March 2025	June 2025
Taplow	Completed	Completed	161 (100%) (since 19 February 2025)	Floors 1 and 2 to 22 all elevations (97%)	March / April 2025	February 2025



Bray and Taplow Towers - Facade Installation **PROGRESS** as at 27 March



Bray					
Floor					
22	Completed	Completed	Completed	Completed	Completed
21	Completed	Completed	Completed	Completed	Completed
20	Completed	Completed	Completed	Completed	Completed
19	Completed	Completed	Completed	Completed	Completed
18	Completed	Completed	Completed	Completed	Completed
17	Completed	Completed	Completed	Completed	Completed
16	Completed	Completed	Completed	Completed	Completed
15	Completed	Completed	Completed	Completed	Completed
14	Completed	Completed	Completed	Completed	Completed
13	Completed	Completed	Completed	Completed	Completed
12	Completed	Completed	Completed	Completed	Completed
11	Completed	Completed	Completed	Completed	Completed
10	Completed	Completed	Completed	Completed	Completed
9	Completed	Completed	Completed	Completed	Completed
8	Completed	Completed	Completed	Completed	Completed
7	Completed	Completed	Completed	Completed	Completed
6	Completed	Completed	Completed	Completed	Completed
5	Completed	Completed	Completed	Completed	Completed
4	Completed	Completed	Completed	Completed	Completed
3	Completed	Completed	Completed	Completed	Completed
2	Completed	Completed	Completed	Completed	Completed
1	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Insulation installed
G	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Insulation installed

Taplow					
Floor					
22	Completed	Completed	Completed	Completed	Completed
21	Completed	Completed	Completed	Completed	Completed
20	Completed	Completed	Completed	Completed	Completed
19	Completed	Completed	Completed	Completed	Completed
18	Completed	Completed	Completed	Completed	Completed
17	Completed	Completed	Completed	Completed	Completed
16	Completed	Completed	Completed	Completed	Completed
15	Completed	Completed	Completed	Completed	Completed
14	Completed	Completed	Completed	Completed	Completed
13	Completed	Completed	Completed	Completed	Completed
12	Completed	Completed	Completed	Completed	Completed
11	Completed	Completed	Completed	Completed	Completed
10	Completed	Completed	Completed	Completed	Completed
9	Completed	Completed	Completed	Completed	Completed
8	Completed	Completed	Completed	Completed	Completed
7	Completed	Completed	Completed	Completed	Completed
6	Completed	Completed	Completed	Completed	Completed
5	Completed	Completed	Completed	Completed	Completed
4	Completed	Completed	Completed	Completed	Completed
3	Completed	Completed	Completed	Completed	Completed
2	Completed	Completed	Completed	Completed	Completed
1	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Insulation installed
G	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Insulation installed



	Completed		Cladding Installed		Bricked area
	In progress		Brickwork completed		Insulation installed
	Planned				
	Scaffold structure				

Residents' Queries & Concerns and Brief Up-Dates

THANK YOU

for Patience throughout the very disruptive major works at your tower block and across the Estate. Our priority is to complete the construction work as swiftly as possible without compromising quality.

Pace –
Cladding and
Brickwork

Extended
Works Times

Planned Power
Shut Down

Site
Demobilisation

Heating Issues

Glass Panels
and
Orientation

View Factsheets, Videos, Questions & Answers Up-date by visiting camden.gov.uk/the-latest-chalcots-major-works-updates

Glass Panels

Issue (Bray and Dorney)

Cause for issue

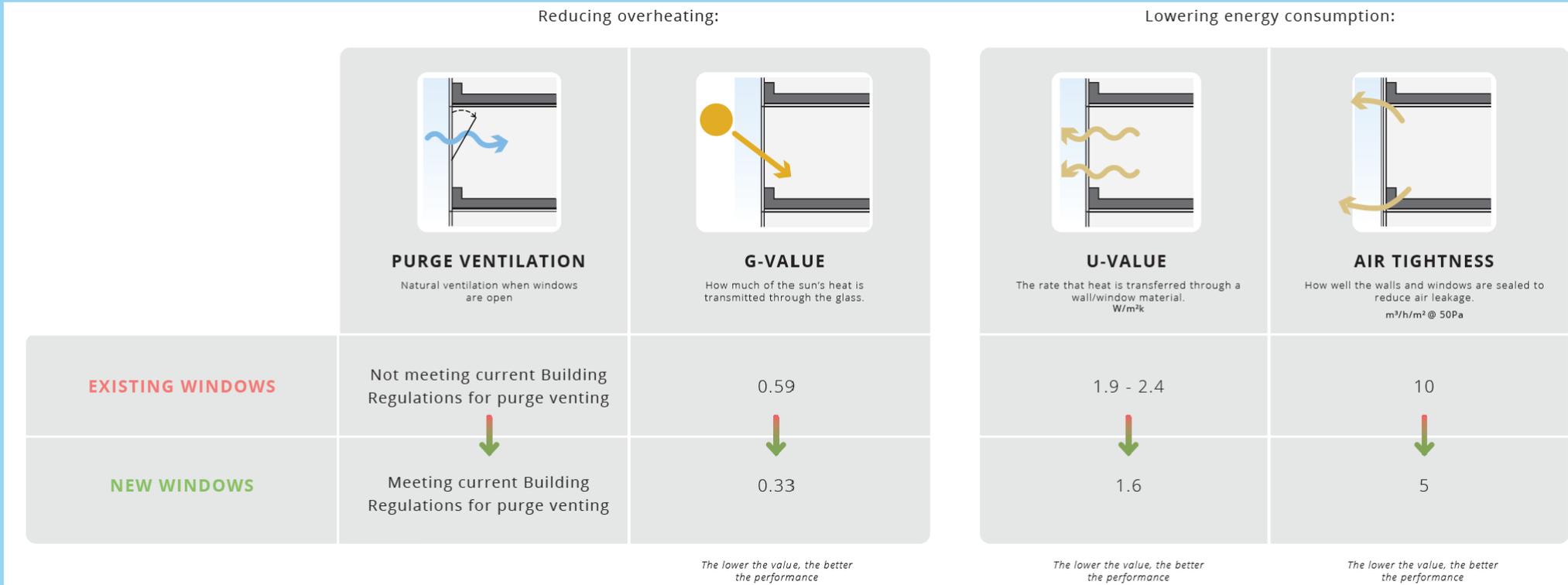
Remedy

Approach

Programme



Glass Specification and Quality Assurance



New glass panels in reverse **0.44**

Resident Feedback

Prior to the Major Works

(completed)

Survey on expectations and concerns about the major works

November 2019

During the Major Works

(ongoing)

Survey for feedback about the works in each home

Upon works completion and sign off in each home

Complaints reviews for resolution and prevention

Courtesy Visit

with Glass remedial work as required

(under way at Bray and followed by Taplow)

Checking whether any works defects occur to address and prevent

Feedback about the works experience and finished works

As at least 65% of the works are completed by tower

Independent Survey

Once the Major Works are completing

(Completed at Bray and Taplow)

Meeting expectations about the works

What worked well / where can we do better

Survey upon completion by tower

After Care / Courtesy Visit - Process

After Care /
Courtesy
Visit with
Residents

Practical
completion
and
certification

Handover
to Camden
Teams

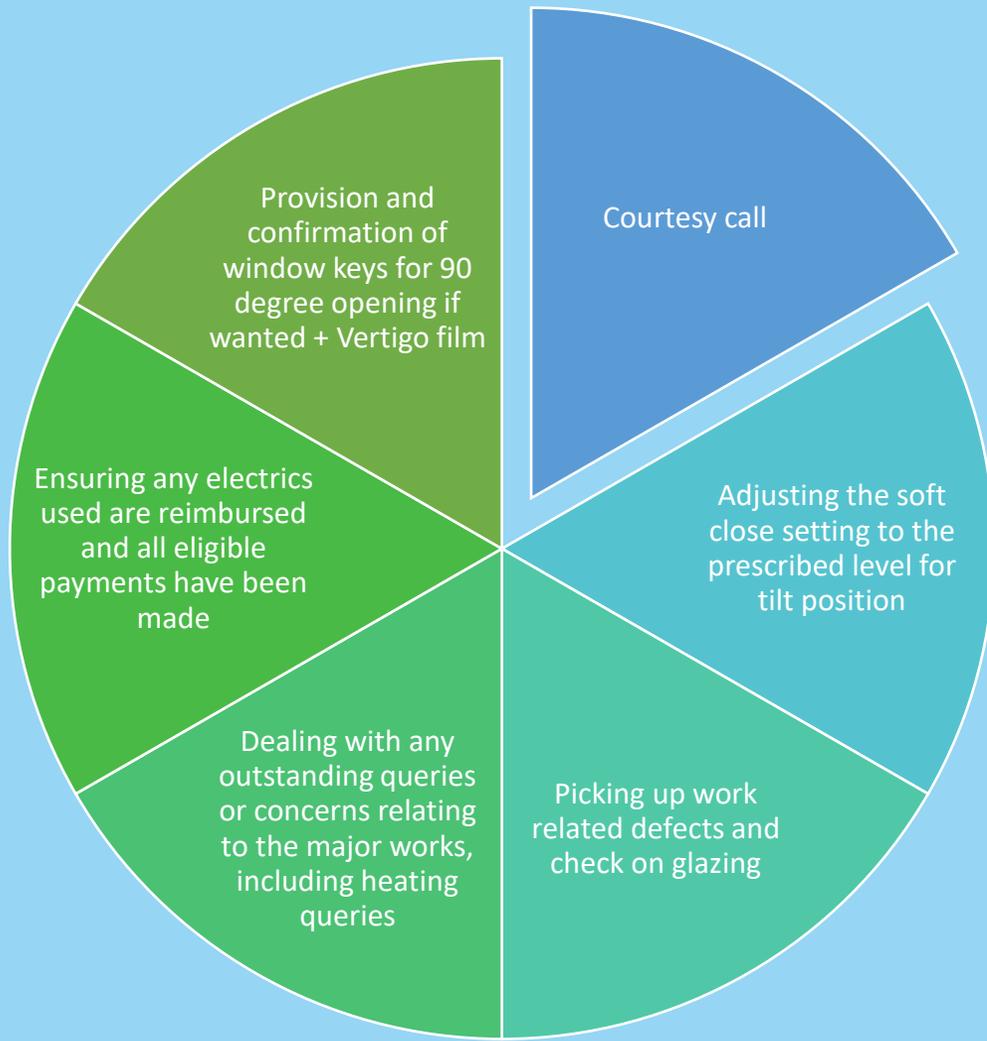
50 visits
completed / 25
visits booked in

Welcome to
contact us

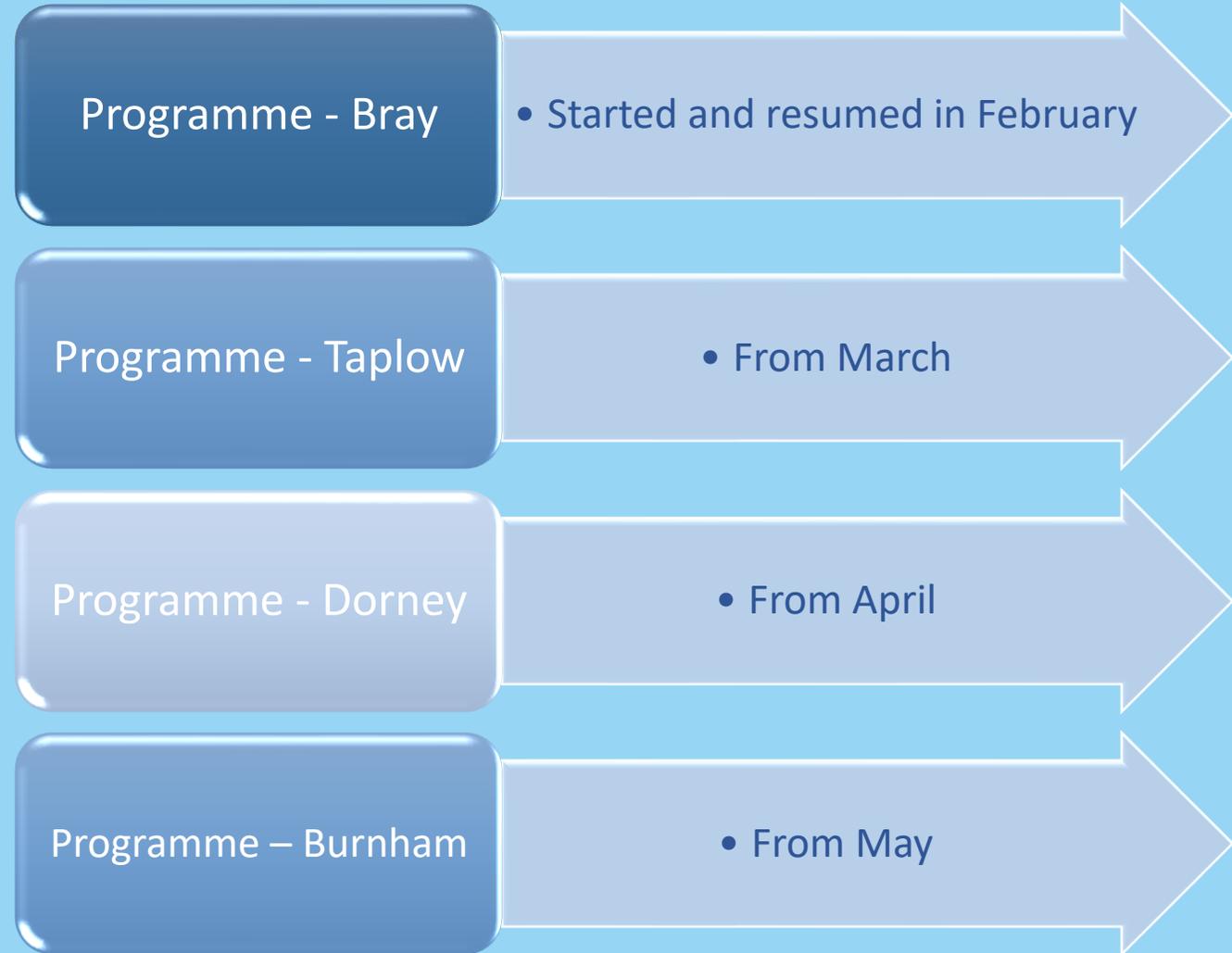
We will reach
out to all

After Care / Courtesy Visit Initiative

Approach – Meeting with each resident

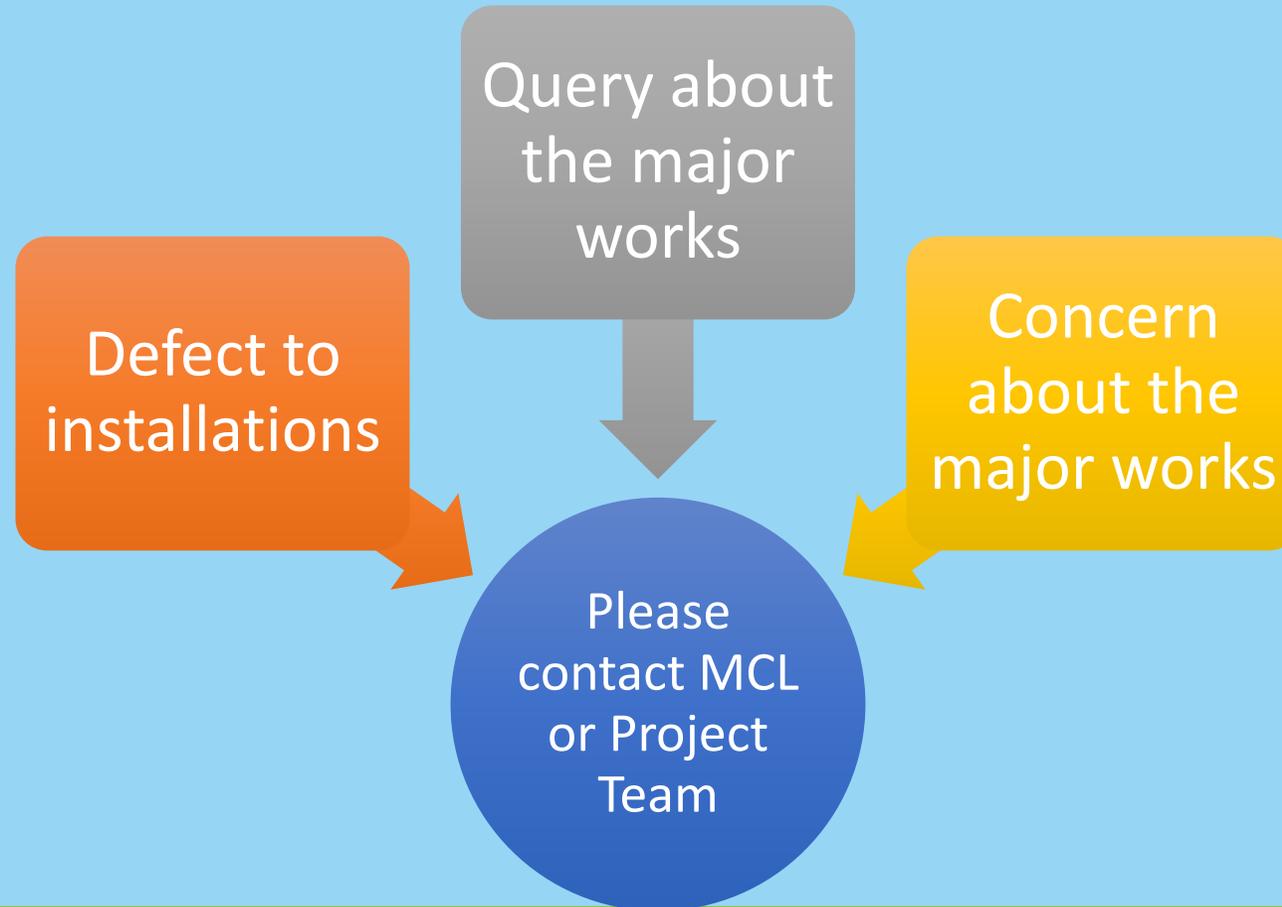


Revised Programme – Realisation – Need for dedicated Team



Continued Engagement

If you / you know someone



Chalcots Major Works – Getting in touch

Bray, Burnham, Dorney and Taplow Major Works

**Camden
Project Team**

Astrid Kjellberg-Obst, Project Director
 Abdul Khalique, Project Manager
 Mohammad Rickaby, Programme Manager
 Barry Jackson, Quality Inspector (Blashford)
 Florin Cornea, Quality Inspector (Windows and Firestopping)
 Oliver Marolicaru, Quality Inspector (Cladding System)
 Sarah Rotowa, Quality Inspector (Bray, Dorney)
 Tim Lowe, Quality Inspector (Taplow, Burnham)

Maybel Houston, Resident Liaison Lead on **07814 194 254** or Maybel.Houston@camden.gov.uk
 Iliuta Musala, Operations Manager on **07971745995** or Iliuta.Musala@camden.gov.uk

chalcotsproject@camden.gov.uk or **020 7974 4444**

**McLaren
Construction
Resident
Liaison**

Maisie Newman, Senior Community Liaison Manager on **Maisie.Newman@mclarengroup.com**

Michela Williams, Resident Liaison Officer
 (Burnham) on **07425 420 492** or
Michela.Williams@mclarengroup.com

David Williams, Resident Liaison Officer
 (Bray and Dorney) on **07827056696** or
David.Williams@McLarenGroup.com

Francine Mboglen, Resident Liaison
 Officer (Taplow) on **07469 291 477** or
Francine.Mboglen@mclarengroup.com

Chalcots Major Works – Resident Engagement



SHOW FLAT VIEWINGS



HOME VISITS



TRA MEMBERS CASEWORK, FEEDBACK AND SIGN POST TO PROJECT TEAM



CONTRACTOR PERFORMANCE & MONITORING PANEL
–MONITOR PERFORMANCE, LESSONS LEARNT AND IMPROVEMENTS



RESIDENT HANDBOOK
ABOUT THE MAJOR WORKS PROJECT



FORTNIGHTLY DROP INS – NEXT
ENDED AS NO LONGER ATTENDED AND WE ARE HAPPY TO ARRANGE INDIVIDUAL MEETINGS



OPEN DAYS
ENDED AS ALL HOME VISITS ARE COMPLETED WITH CHOICES, BUT WE WELCOME SUGGESTIONS FOR ANY FINAL EVENT



MEET THE TEAMS – SHOW FLAT & HOME VISITS
BRAY & TAPLOW
DORNEY AND BURNHAM



EVENTS SUCH AS SEASONAL EVENT, RESIDENT ACTIVITIES, MONTHLY VIRTUAL MEETINGS
SUMMER CELEBRATION EVENT
TBC



OTHER ENGAGEMENT ACTIVITIES – MONTHLY NEWSLETTER, SCREEN, Q&AS, WEBPAGE, UPDATE LETTER



ANY QUERIES / CONCERNS - GET IN TOUCH

Next Major Works Meet Ups

Bray, Burnham, Dorney and Taplow Towers Major Works Up-Dates

Next Meeting – Tuesday 28 April 2025 at 7pm

Future meetings in 2025 at 7pm:

Tuesday 20 May

Tuesday 24 June



Thank you