

29 April 2025 at 7pm



Key Themes for Tonight

Major Works Projects – **Where we are**

Progress Overview

Way Forward and Estimated Timelines

Other Works Up-Dates

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

Site set up

Build scaffolding

Carry out roof works

Replace windows

independently across the building

(including soft start for quality)

Install new windows at pace

Install cladding rails, cement boards, insulation and external fire stopping

Replace the roof and install BMU

Remove scaffolding from top down floor by floor as windows are replaced and cladding gets installed

Replace the windows to ground and 1st floors

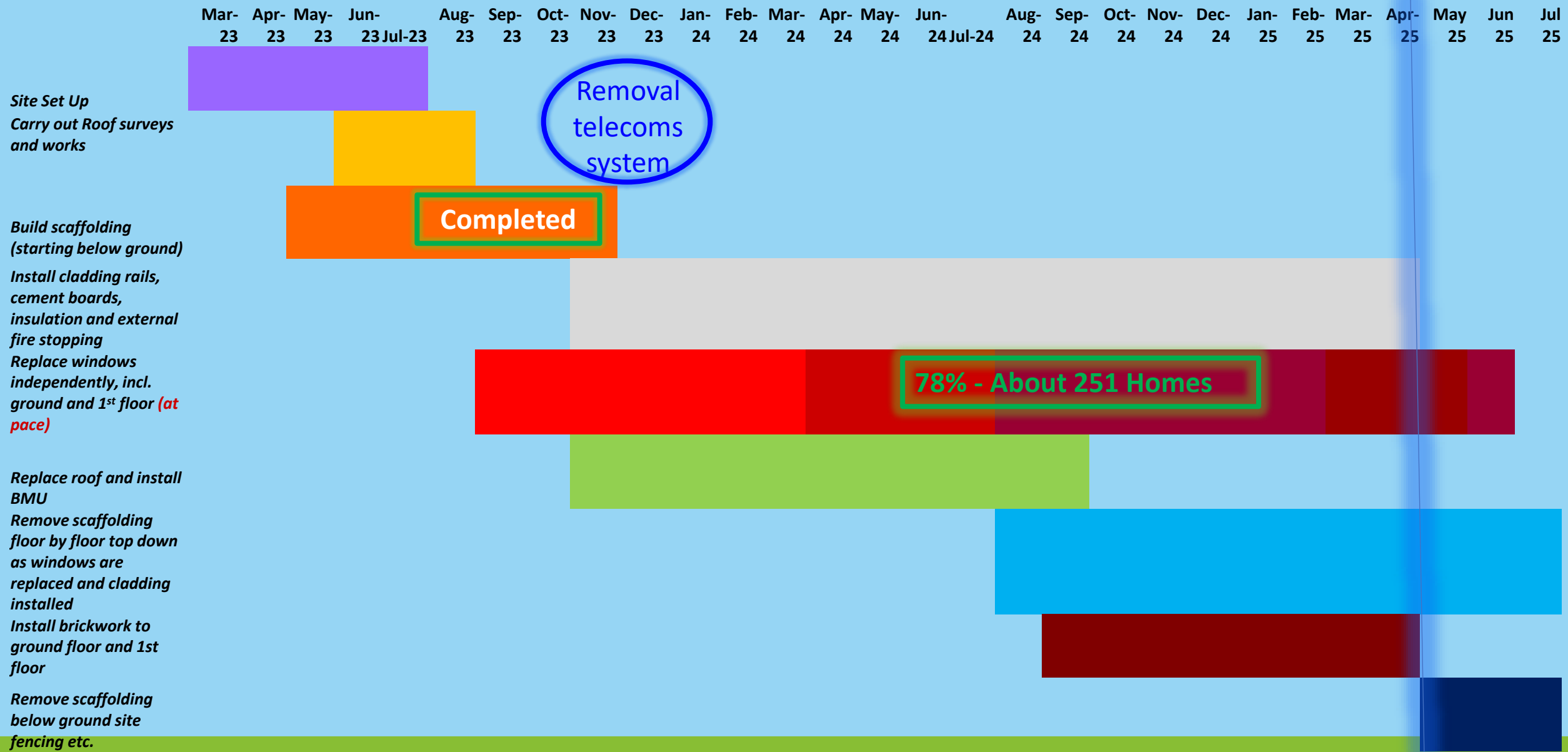
Replace brick work

Remove scaffolding below ground and site fencing, etc.

100% - 322 homes



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



Where we are as at 29 April 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, excl. entrance areas	Estimated Completion for windows and cladding, subject to access and quality
Blashford	Completed	April 2025	57 (78%)	Floors 1 to 13 (72%)	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	125 (78%)	2/3 of floors 19 and 22 1/3 of floors 17 to 22 (30%)	March 2025	June / July 2025
Dorney	Completed	Completed	126 (79%)	½ Floors 20 to 22 ½ Floors 19 to 22 (18%)	March 2025	June / July 2025
Taplow	Completed	Completed	161 (100%) (since 19 February 2025)	Floors 1 to 22 all elevations (100%)	April 2025	February 2025



Bray and Taplow Towers - Facade Installation PROGRESS as at 29 April



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

Taplow					
Floor					
22					
21					
20					
19					
18					
17					
16					
15					
14					
13					
12					
11					
10					
9					
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G					

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



Progress – Construction at Burnham & Dorney Towers Progress as at 29 April



Burnham							
Floor							
22							
21							
20							
19							
18							
17							
16							
15							
14							
13							
12							
11							
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Dorney							
Floor							
22							
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- Completed
- In progress
- Planned
- Scaffold structure
- Cladding Installed
- Brickwork completed
- Bricked area
- Insulation installed

Other Works Up-dates

Glazing
Remediation Work
at Bray and Dorney

Completion of
Details

Completion of
Entrances

Signage of Buildings

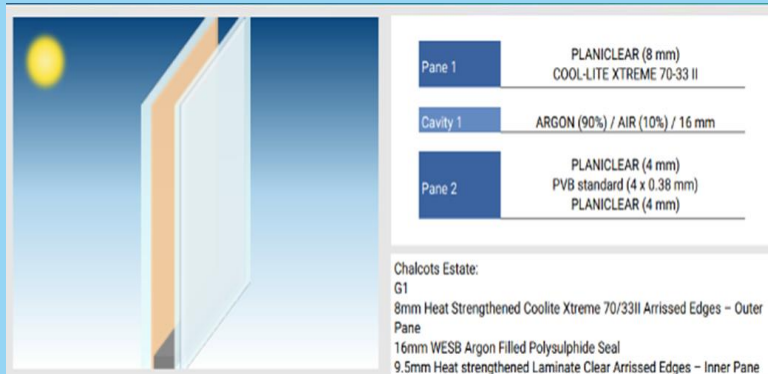
Courtesy /
Aftercare Visits

Handover

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.

Glazing Remediation Work at Bray and Dorney



40 Homes with Remediation works completed – 20%

Initial Feedback and Improvements – Standards and Number of Visits

Compensation of £300 – Vouchers or Payment within 10 working days upon completion

Positive Engagement

Anticipated Completion – Early June (Bray) and early July (Dorney)

Completion of Details

Air bricks and louvers

Ledge to Top of brickwork

External window reveals in bricked area

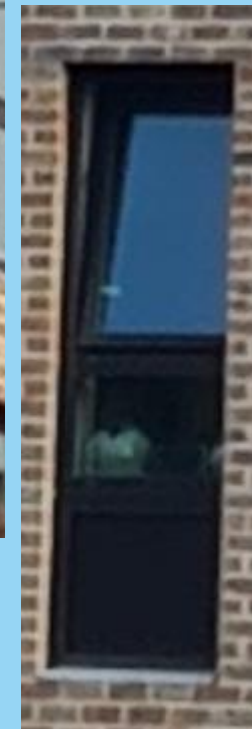
Estates Lights

CCTV

Gates & Fencing

Lobby Areas

Lift Floors



Completion of Entrances

Brickwork

Ramps /Steps

Handrails

Main entrance doors

Additional door

Floormat – entrance lobby area

Lighting

Canopies



Signage of Buildings



Font
Finish



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

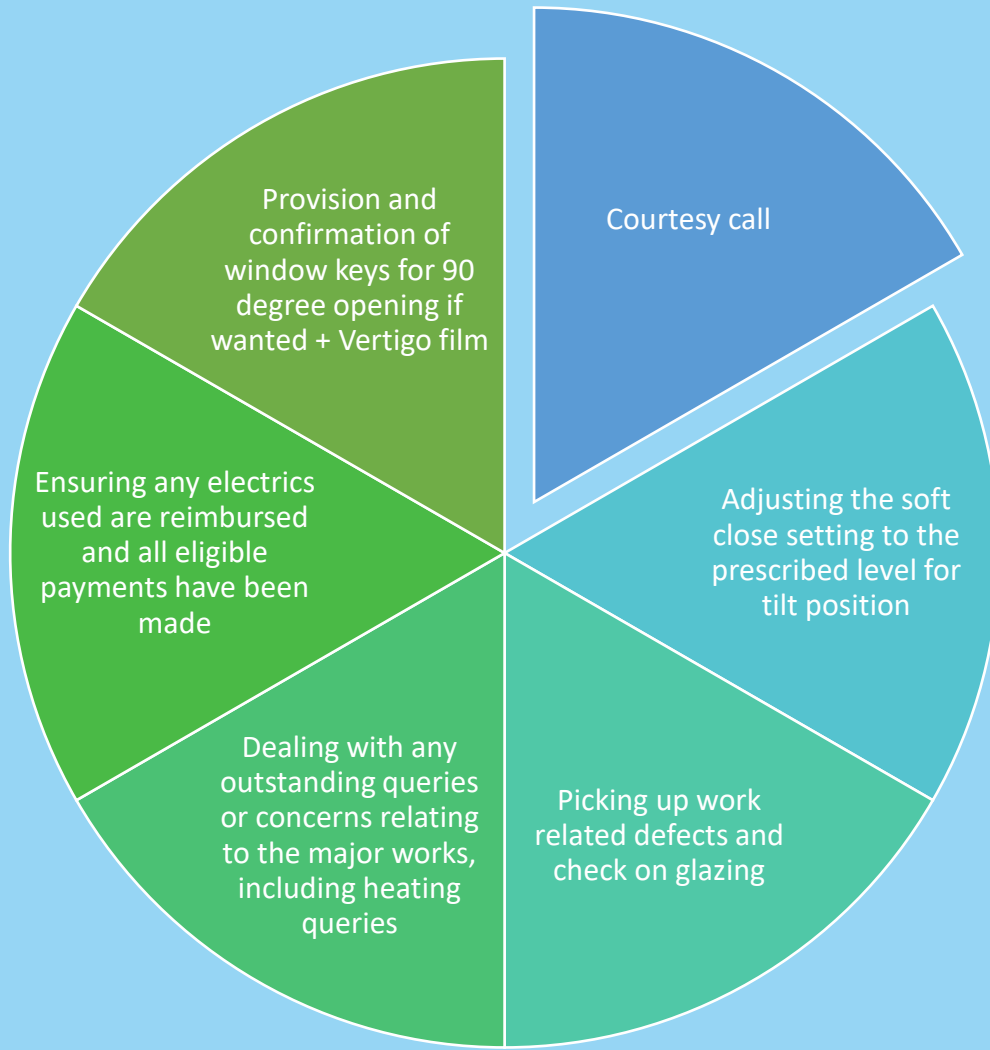
60 visits
completed / 25
visits booked in

Welcome to
contact us

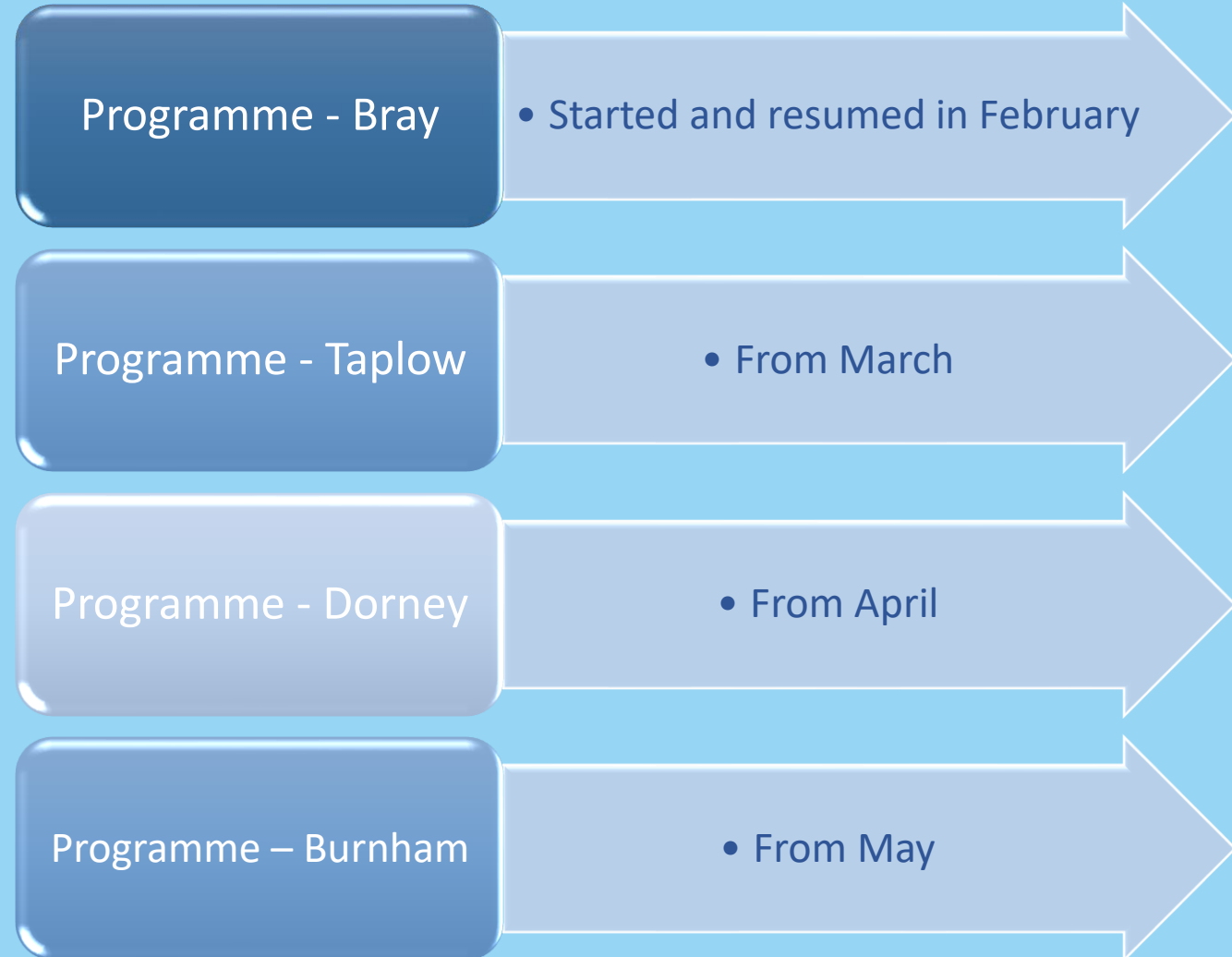
We will reach
out to all

After Care / Courtesy Visit Initiative

Approach – Meeting with each resident

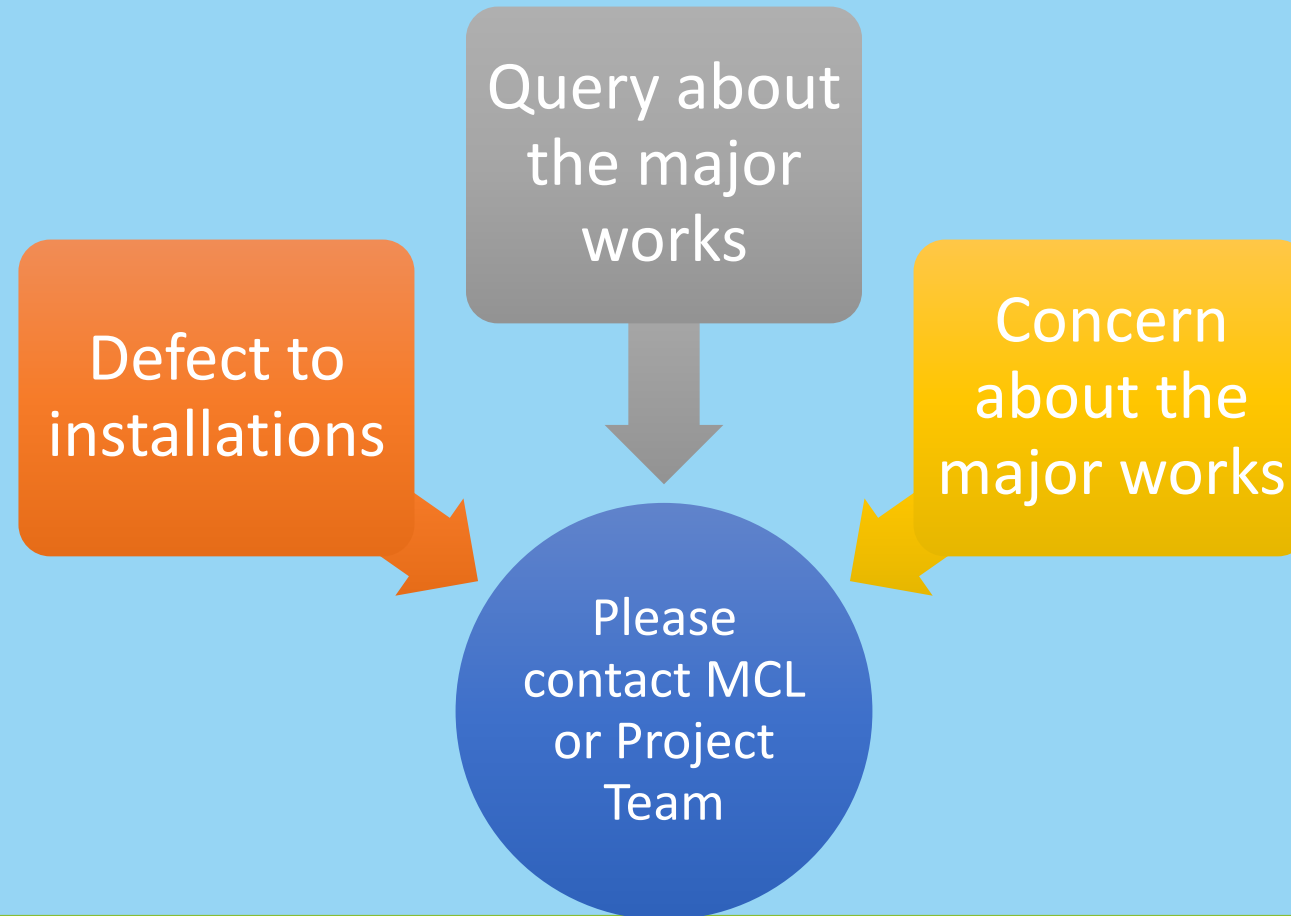


Revised Programme – Realisation – Need for dedicated Team



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 IN JULY



**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 20 May 2025 at 7pm

Future meetings in 2025 at 7pm:

Tuesday 24 June

Tuesday 22 July



Thank you

The Camden logo, featuring a stylized circular icon composed of four interlocking shapes, followed by the word "Camden" in a clean, sans-serif font.