

# Bray Burnham Dorney and Taplow Major Works Meet Up

20 May 2025 at 7pm



# Key Themes for Tonight

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Major Works Projects – **Where we are**

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**Progress** Overview

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**Way Forward** and Estimated Timelines

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**Other Works Up-Dates**

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**Resident Feedback**

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**Resident Engagement and Events**

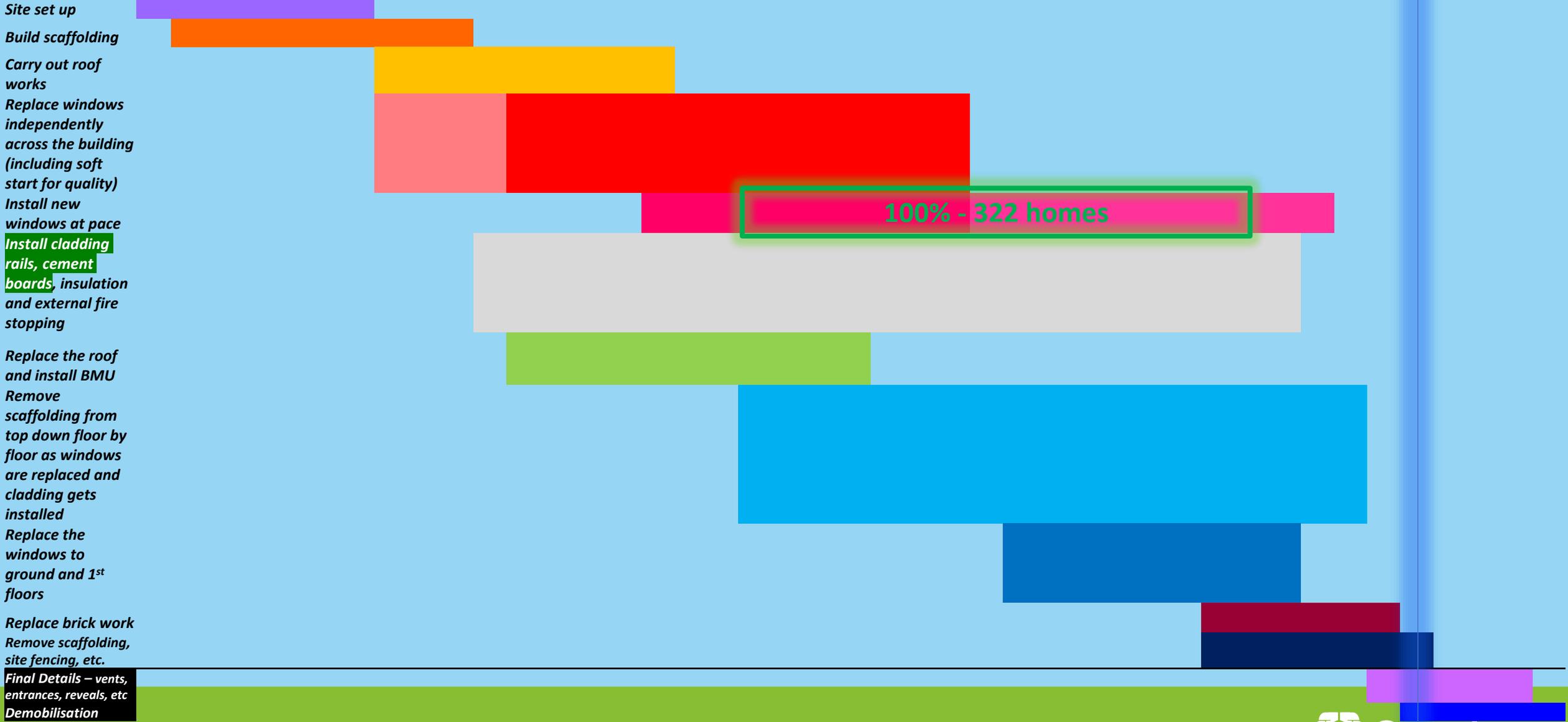
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Questions & Answers



# 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 May-25 Jun-25 Jul-25 Aug-25 Sep-25



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

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 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25 Nov-25 Dec-25

Site Set Up  
Carry out Roof surveys and works

Build scaffolding (starting below ground)  
Install cladding rails, cement boards, insulation and external fire stopping

Replace windows independently, incl. ground and 1<sup>st</sup> floor (at pace)

Replace roof and install BMU

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

Install brickwork to ground floor and 1st floor

Remove scaffolding GF and site fencing etc.

Final Details  
Demobilisation

Removal  
telecoms  
system

Completed

82% - About 261 Homes

# Where we are as at 19 May 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, <b>subject to access and quality</b>
Blashford	Completed	July 2025	59 <b>(80%)</b>	Floors 1 to 13 <b>(72%)</b>	July 2025	September 2025
Bray	Completed	Completed	161 <b>(100%)</b> (since 5 December 2024)	Floors 1 to 22 <b>(100%)</b>	March 2025	December 2024
Burnham	Completed	Completed	130 <b>(80%)</b>	2/3 of floors 19 and 22 1/3 of floors 17 to 22 <b>(20%)</b>	March 2025	September 2025
Dorney	Completed	Completed	131 <b>(83%)</b>	½ Floors 19 to 22 ½ Floors 18 to 22 <b>(20%)</b>	March 2025	November 2025
Taplow	Completed	Completed	161 <b>(100%)</b> (since 19 February 2025)	Floors 1 to 22 all elevations <b>(100%)</b>	April 2025	February 2025



# Bray and Taplow Towers - Facade Installation **PROGRESS** as at 19 May



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

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



# Progress – Construction at Burnham & Dorney Towers Progress as at 19 May



Burnham					
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	Completed	Completed	Completed	Completed	Completed
G	Completed	Completed	Completed	Completed	Completed

Dorney					
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	Completed	Completed	Completed	Completed	Completed
G	Completed	Completed	Completed	Completed	Completed

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



# Other Works Up-dates

Glazing  
Remediation Work  
at Bray and Dorney

Completion of  
Details

Completion of  
Entrances

Signage of Buildings

Courtesy /  
Aftercare Visits

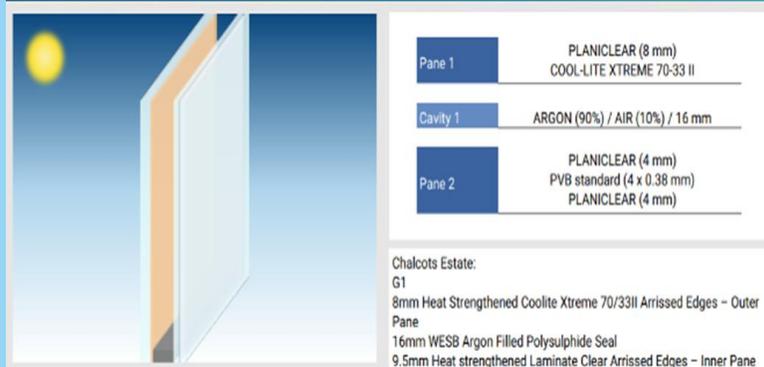
Demobilisation

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



Some 90 Homes with Remediation works completed – 40%

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





# Bray — Final Activities to Base of Building



Ledge to Top of brickwork  
by 11 July 2025

External window reveals in bricked area - by 2 June 2025



Entrances  
By 28 July 2025

Additional new TRA door –  
September 2025



Steps – Dental Surgery  
– August 2025



Air bricks and vents at base of building – till 28 June 2025

Full Construction site removal (around the building) – July 2025

Other Reinstatement Activities, including via other LBC Services and Contractors  
By 30 June 2025

- Estates Lights
- CCTV
- Gates & Fencing
- Lobby Areas



# Taplow — Final Activities to Base of Building



Ledge to Top of brickwork  
Till 20 June 2025

Full Construction site removal –  
July 2025



External window reveals in  
bricked area - To 2 June 2025



Entrances  
till 27 June 2025

Other Reinstatement Activities,  
including via other LBC Services  
and Contractors  
By 30 June 2025

- Estates Lights
- CCTV
- Gates & Fencing
- Lobby Areas



Air bricks at base of building – till 3 June 2025

## Final Timelines

Tower	Construction Completion (Funding eligible elements are installed)	Construction site removal (majority to base of the building)	Construction fully complete incl. ancillary items around entrances, such as the finishes, rails, ramps and reinstatements etc.	Practical Completion (Building Control certification included)
Bray*	31 Mar 25	31 May 25	31 Aug 25	31 Aug 25
Taplow	30 Apr 25	30 June 25	31 Aug 25	31 Aug 25
Dorney	30 Sep 25	31 Oct 25	31 Oct 25	31 Oct 25
Burnham	30 Nov 25	31 Dec 25	31 Dec 25	31 Dec 25

\* Bray is the main project site – every effort will be made to remove the construction site around the tower, but some site presence will remain to the completion of all four towers.

# 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

with final survey to residents not previously contacted

# Pre-Inspections and After Care / Courtesy Visit - Process

After Care /  
Courtesy  
Visit with  
Residents

Practical  
completion  
and  
certification

Handover  
to Camden  
Teams

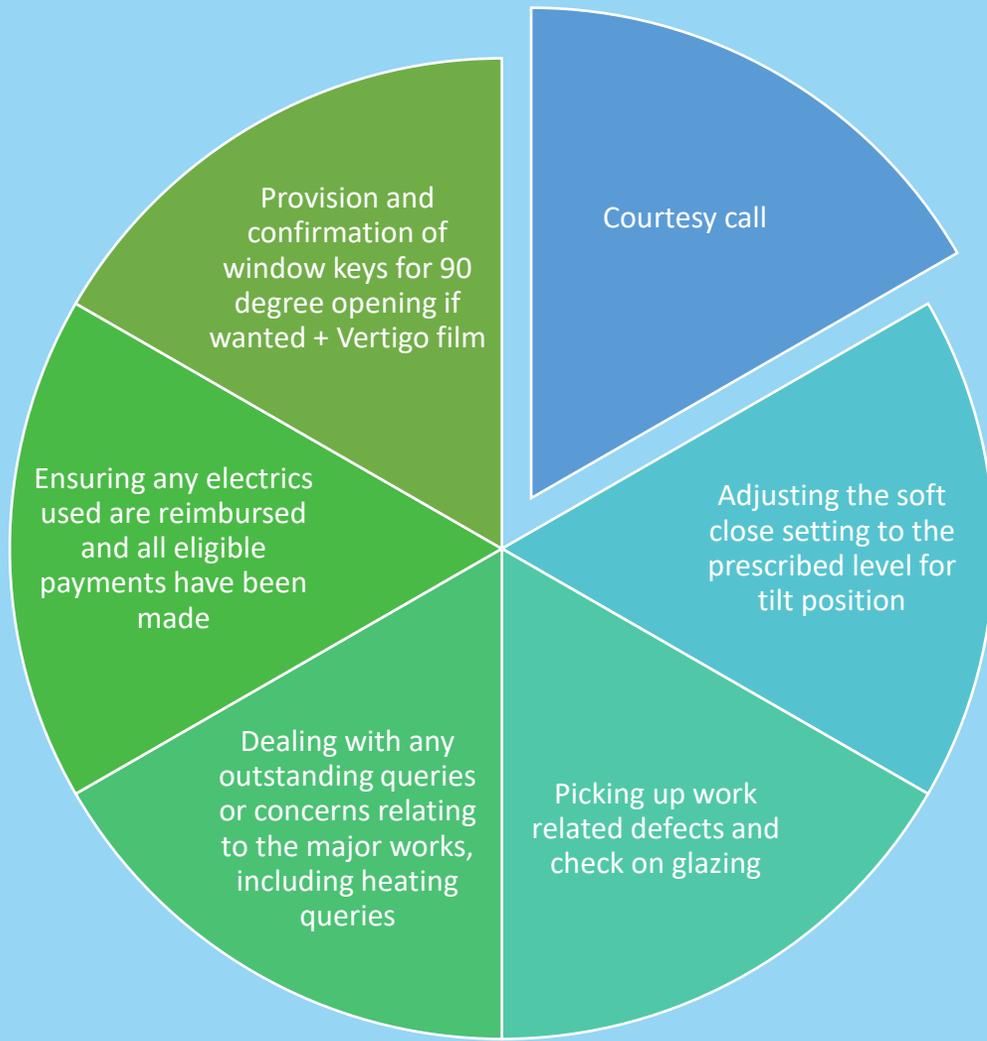
60 visits  
completed / 25  
visits booked in

Welcome to  
contact us

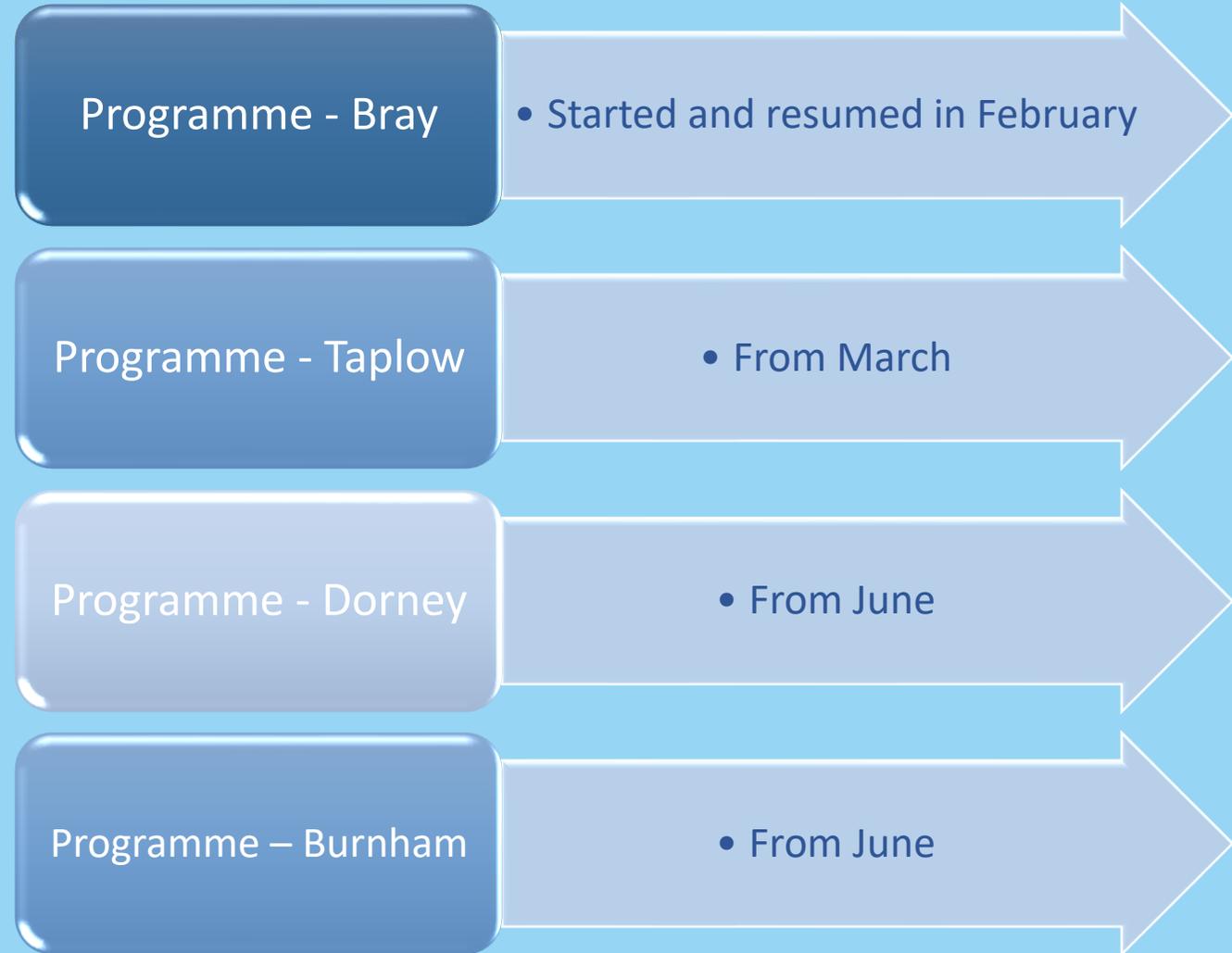
We will reach  
out to all

# After Care / Courtesy Visit Initiative

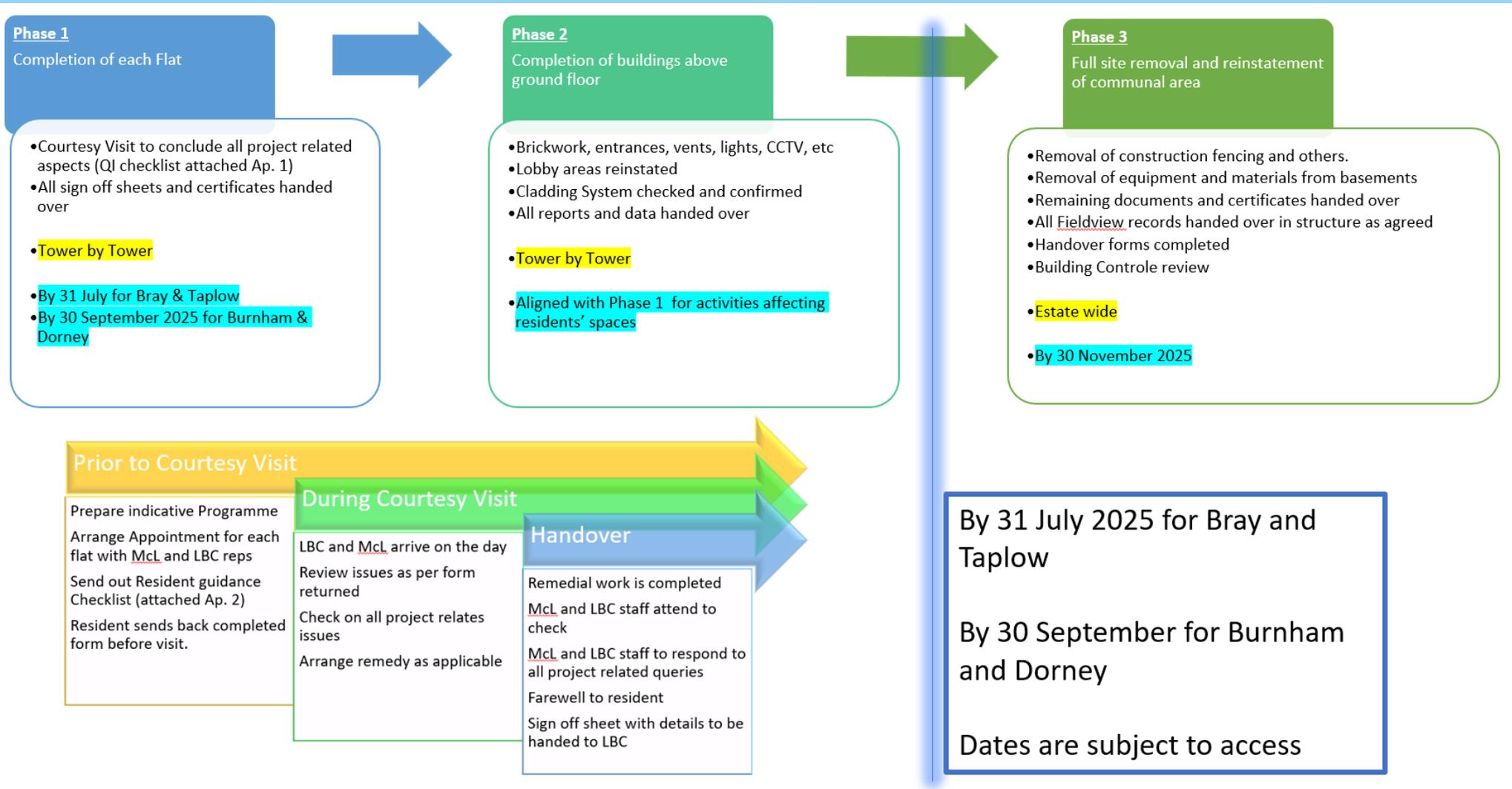
## Approach – Meeting with each resident



## Revised Programme – Realisation – Need for dedicated Team



# Chalcots Major Works Project - Bray, Taplow, Burnham and Dorney Phases to Completion





# Signage of Buildings

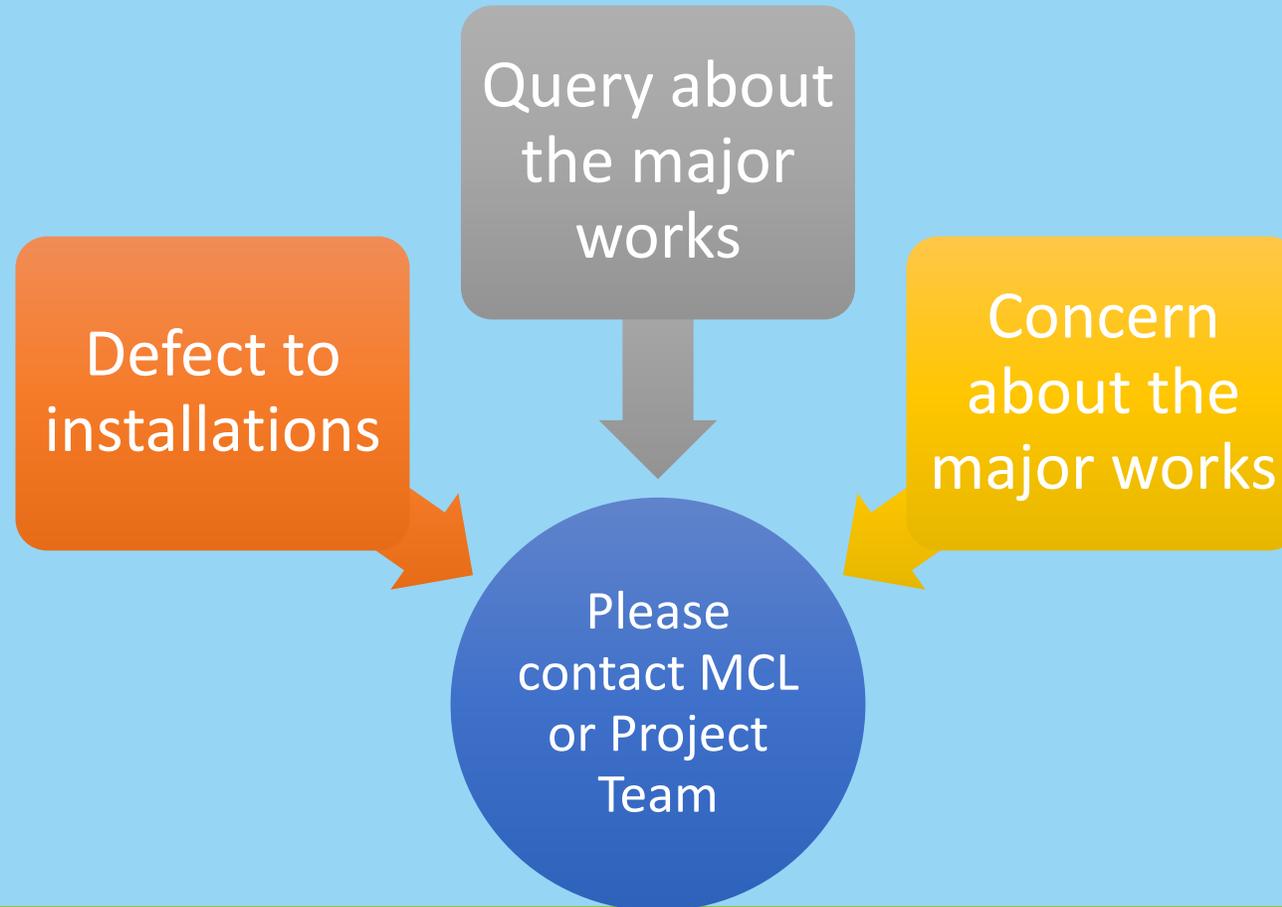


Font  
Finish



# 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](mailto:Maybel.Houston@camden.gov.uk)  
 Iliuta Musala, Operations Manager on **07971745995** or [Iliuta.Musala@camden.gov.uk](mailto: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](mailto:Michela.Williams@mclarengroup.com)

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

Francine Mboglen, Resident Liaison  
 Officer (Taplow) on **07469 291 477** or  
[Francine.Mboglen@mclarengroup.com](mailto: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 24 June 2025 at 7pm**

**Future meetings in 2025 at 7pm:**

Tuesday 22 July

Tuesday 23 September – Final?



Thank you