

Bray Burnham Dorney and Taplow Major Works Meet Up

15 July 2024 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

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



96% - About 290 homes

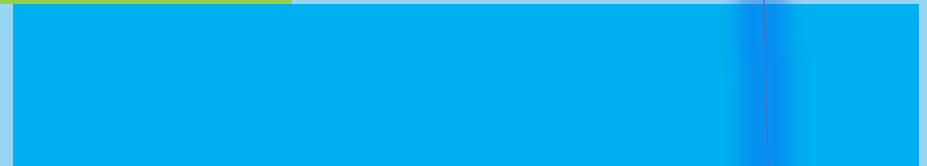
Install cladding rails, cement boards, insulation and external fire stopping



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



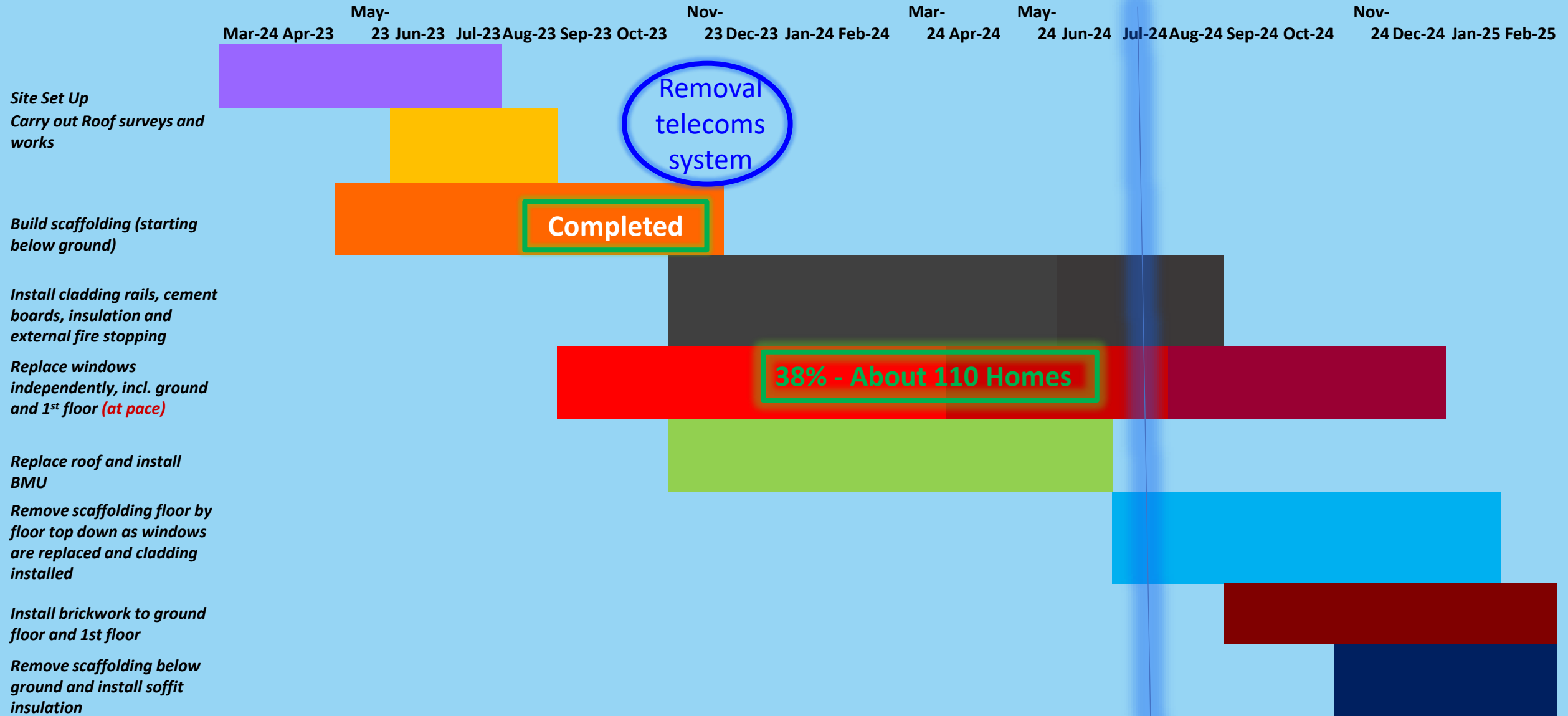
Replace brick work



Remove scaffolding below ground and install insulation



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



Bray and Taplow Towers - Facade Installation **PROGRESS** as at 15 July



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



Subject to Access into Homes

- Completed
- In progress
- Planned
- Subject to scaffold removal and access
- Cladding Installed

Bray and Taplow Towers' Scaffold Removal – Estimated Timelines

Cladding Installation

Subject to Hoist Access, Weather and Quality Acceptance

Bray		Roof	Taplow	
25 September to 30 November		Floor 22	13 Nov to Dec 23	April 2024
28 November to 22 December (Part of Tower) From 8 January to 29 February (Remaining Part)		Floor 21	January to March 24	May 2024
		Floor 20		
		Floor 19		
March 2024		Floor 18 – Part 1	April 2024	June 2024
		Floor 18 – Part 2		
April 2024		Floor 17	May 2024	July 2024
		Floor 16		
May 2024		Floor 15	July 2024	
May 2024		Floor 14		
June 2024		Floor 13		
June 2024		Floor 12		
June 2024		Floor 11		
June 2024		Floor 10		
June 2024		Floor 9		
June 2024		Floor 8		
July 2024		Floor 7		
		Floor 6		
July 2024		Floor 5	To Be Confirmed	
		Floor 4		
August 2024		Floor 3		
		Floor 2		
September 2024		Floor 1	September 2024	
September 2024		Ground Floor	September 2024	
September 2024		Basement -1	September 2024	
N/A		Basement -2	September 2024	

New Windows must be installed for scaffold removal

Subject To Access

Progress – Construction at Burnham & Dorney Towers Progress as at 15 July



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



	Completed		Subject to scaffold removal and access
	In progress		Ground floor - simple window replacement - subject to access

Recent Resident Queries and Concerns

Overall Positive Feedback

Remain Mindful of Journey and Disruption

Pace of the Major Works

Timely Disturbance Payments

Home Away from Home Dates

Anchor points in cladding

Mask wearing in communal areas

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

Resident Feedback

Prior to the Major Works

Survey on expectations and concerns about the major works

November 2019

During the Major Works

Survey for feedback about the works in each home

Upon works completion and sign off in each home

Complaints reviews for resolution and prevention

Aftercare Visit

Checking whether any works defects occur to address and prevent

Feedback about the works experience and finished works

As 60% of the works are completed by tower

Once the Major Works are completed

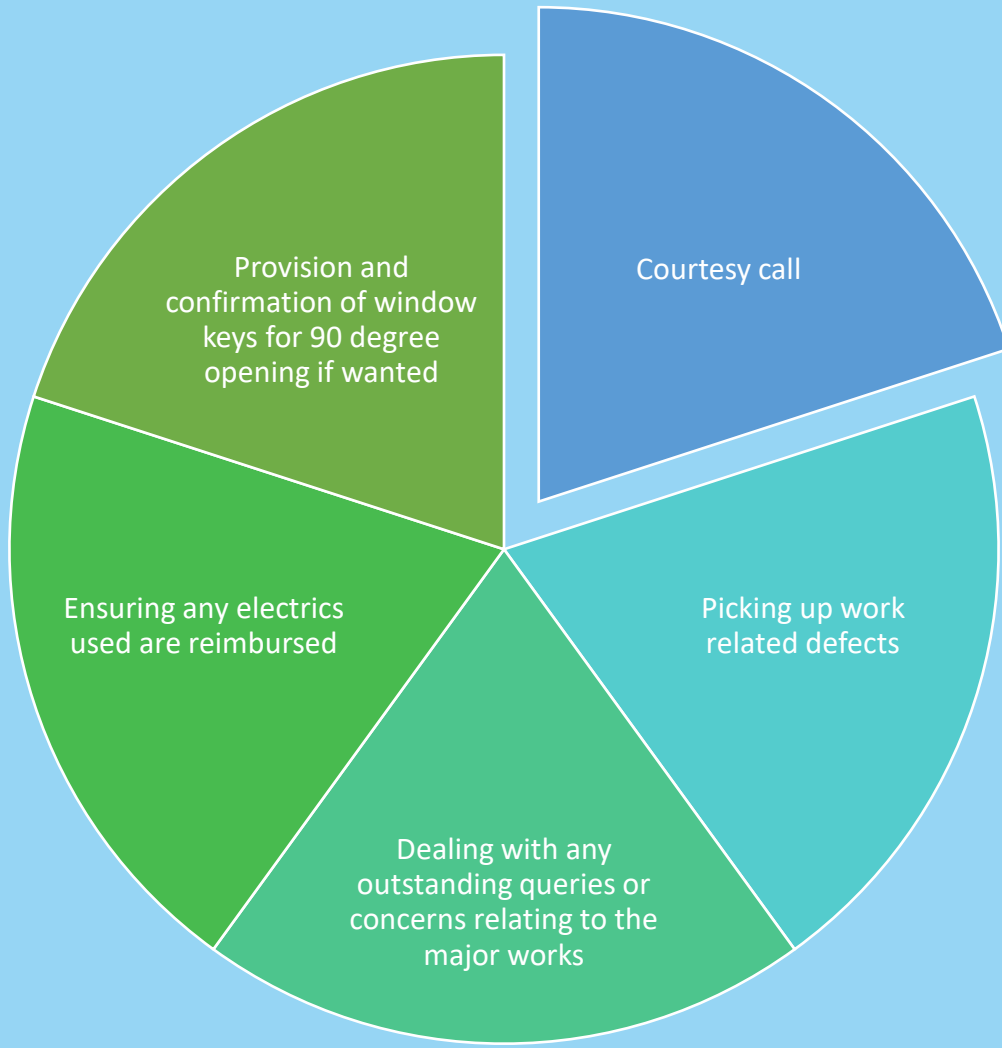
Meeting expectations about the works

What worked well / where can we do better

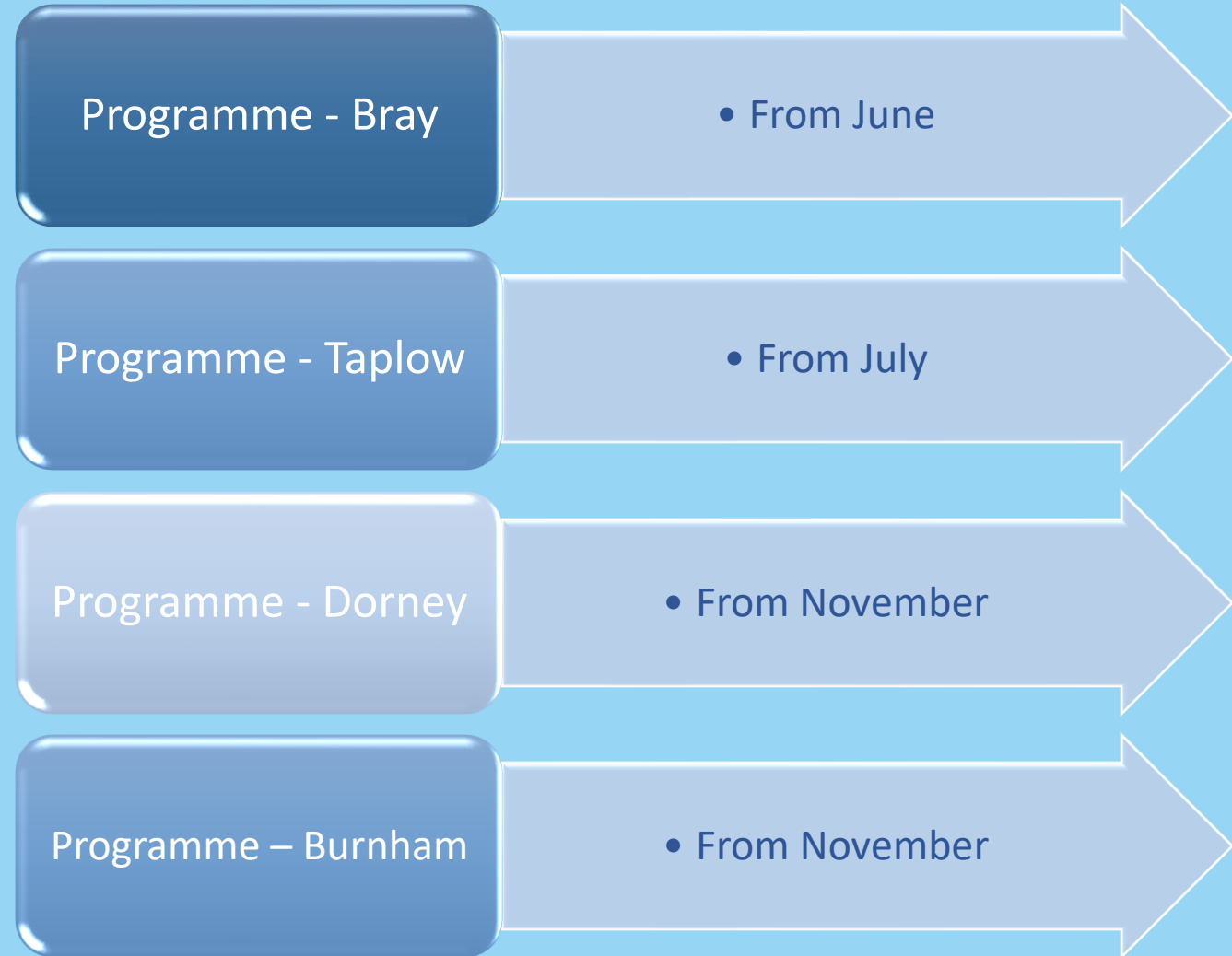
Survey upon completion by tower

After Care Initiative

Approach



Programme



Support, Events and Activities

Up and running

Respite Lounges in basement of Bray, Burnham and Dorney

Resident Hall converted to a lounge at Bray, Burnham and Dorney

Designated library area

Free swimming passes

Noise cancelling headsets and ear defenders

Kids den for toddlers and primary school
Open for summer holidays from 22/7 from 9am to 5pm

Long cabin for Young People for homework clubs, etc

Development Opportunity for young people on estate

In Development

Welcoming Outdoor spaces', subject to TRA confirmation

Planned

Halloween Event

Leaving site and leaving behind welcoming spaces, e.g. Basements, bike sheds, ...

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
30 JULY
FROM 4PM TILL 7PM**



RECENT **OPEN DAYS** WERE A
GREAT SUCCESS – NEXT OPEN DAY
– **SATURDAY**
20 JULY
FROM 9AM TILL 3PM



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



EVENTS SUCH AS
SEASONAL EVENT,
RESIDENT ACTIVITIES,
**MONTHLY VIRTUAL
MEETINGS**



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



ANY QUERIES /
CONCERNS - **GET
IN TOUCH**

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
 Mustafa Akkaya, Quality Inspector (Facades)
 Tim Lowe, Quality Inspector (Taplow, Burnham)
 Sarah Rotowa, Quality Inspector (Bray, Dorney)

Maybel Houston, Resident Liaison Lead (Bray, Dorney) on **07814 194 254** or **Maybel.Houston@camden.gov.uk**
 Chantel West, Resident Liaison Lead (Taplow, Burnham) on **07824 372 010** or **Chantel.West@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

Vicky Hubbard, Resident and Community Liaison Officer on **07827 055 711** or
Vicky.Hubbard@mclarengroup.com

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

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

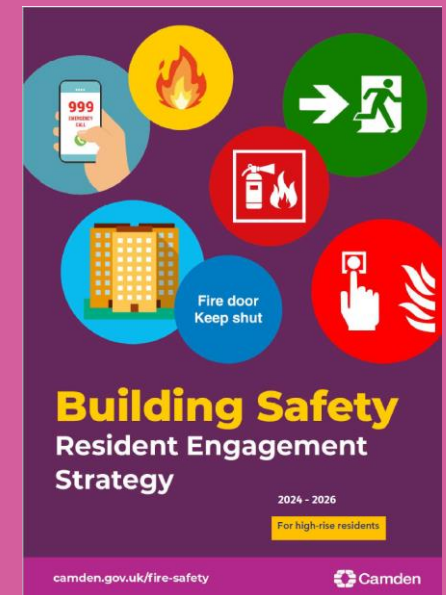
Angela Clark, Resident Liaison Officer (Bray) on **07827 056 696** or
Angela.Clark@mclarengroup.com

Peter Matthews, Resident Liaison Officer (Burnham) on **07826 965 488** or
Peter.Matthews@mclarengroup.com

HAVE YOUR SAY

High-Rise Building Safety Resident Engagement Strategy

- Take a look at the strategy and consultation questions at camdensafertogether.commonplace.is or scan the QR code
- **Take a look at the paper copy of the strategy in reception. Fill out a paper copy of the survey in our reception or A paper copy of the draft strategy is available to read in reception.**



SPORTS

MARTIAL ARTS CLASSES: Taekwondo, kickboxing and self defence skills. Stretchy clothes recommended, beginner friendly. At the Hive.

MEN'S BOXING CLUB: Boxercise and boxing skills & techniques, at the Hive - stretchy clothes recommended, beginner friendly.

FOOTBALL: Warm up, skills & 5-a-side game, offsite at Swiss Cottage AstroTurf pitch - meet at the Hive 20 minutes before session start time. Trainers only. Studded boots not permitted.

NATIONAL CITIZEN SERVICE (NCS)

NCS is a personal & social development programme - the workshops aim to build confidence, resilience & help you learn new skills and make a positive impact within your community!

CONFIDENCE SKILLS: Drama, discussion based workshops and creative arts, this programme aims to increase your confidence, make new friends and develop social skills.

MASTERCLASSES: Open discussions and interactive workshops to help you make a step forward in your journey with employment.

SOCIAL ACTION PROJECT: Open forums for discussion and volunteering opportunities to help you make an impact in your community & advocate for change.

CREATIVE ARTS

ROUNDHOUSE SPOKEN WORD @ THE HIVE: Led by Roundhouse pros, this workshop explores poetry, creative writing and performing + you'll come away with an original piece!

CIRCUS SKILLS @ THE ROUNDHOUSE: Diablo, spinning plates, parkour, tight-rope and more! Meet at the Hive and travel to the Roundhouse. Tour and free membership included.

PERFORMING ARTS: Improv, scene division, drama games and more! Led by Angus, experienced drama facilitator. At The Hive.

CREATIVE WRITING: Bring in a piece you're working on to get constructive feedback, Led by Sean, an experienced copywriter, with an BA in creative writing. At The Hive.

GROUP ART PIECE: Work with an art therapist & professional artist on a group art piece! Art materials provided - no experience necessary. At The Hive.

MUSIC

121 PIANO LESSONS: 30 minute piano lessons, in the music room at the Hive - booking advised so speak to staff or text The Hive mobile number to book. Led by Tom, guitar tutor.

121 GUITAR LESSONS: 30 minute guitar lessons, in the music room at the Hive - booking advised so speak to staff or text The Hive mobile number to book. Led by Tom, piano teacher.

121 MUSIC PRODUCTION: 1 hour music production (song recording, mixing, and DJ skills) in the upstairs side room, led by Key Changes.

TRIPS

TO SIGN UP FOR TRIPS, YOU NEED TO REGISTER YOUR INTEREST AT THE HIVE. SPEAK TO STAFF FOR MORE INFO AND TRAVEL DETAILS.

CONFIRMED PLACES WILL BE ANNOUNCED ON THE 22ND OF JULY. £5 DEPOSIT IS REQUIRED TO SECURE YOUR PLACE. 48 HOUR CANCELLATION POLICY TO AVOID DEPOSIT LOSS.



THEHIVE@CATCH-22.ORG.UK



THE_HIVE_CAMDEN

THE SOCIAL HUB IS CLOSED EVERY DAY FROM 1 - 2PM

STUDY SPACE & LAPTOPS AVAILABLE FROM 10 - 6PM



THE HIVE
18 HARBEN PARADE NW3 6JP



020 3198 0520

	MONDAYS	TUESDAYS	WEDNESDAYS	THURSDAYS	FRIDAYS
WEEK 1 29th July - 2nd August	29TH JULY NCS project confidence 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Men's boxing club 4.30-5.30	30TH JULY NCS Social Action project 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Martial Arts Class 5-6	31ST JULY Calm Club 2-4 (sensory chill out space) Women's football 2-3 Men's football 3-4 Link UP project 4-6.30	1ST Sexual Health Clinic 1-5 NCS masterclasses 2-4 Social Hub Drop-In + 4-6.30 121 music production 4-6.30 Roundhouse spoken word 5-6.30	2ND AQUA ACTION INFLATABLE WATER PARK "Booking only" LIMITED SPACES
WEEK 2 5th - 9th August	5TH "No guitar & piano today" NCS project confidence 2-4 Social Hub Drop-In + 4-6.30 Men's boxing club 4.30-5.30	6TH "No guitar & piano today" HAMILTON THEATRE TRIP 12-5 NCS Social Action project 2-4 Social Hub Drop-In + 4-6.30 Martial Arts Class 5-6	7TH Calm Club 2-4 (sensory chill out space) Women's football 2-3 Men's football 3-4 Link UP project 4-6.30	8TH Sexual Health Clinic 1-5 NCS masterclasses 2-4 Social Hub Drop-In + 4-6.30 121 music production 4-6.30 Roundhouse circus skills 4.30-6.30	9TH GO APE TREE TOP ADVENTURE "Booking only" LIMITED SPACES
WEEK 3 12th - 16th August	12TH NCS project confidence 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Men's boxing club 4.30-5.30	13TH NCS Social Action project 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Martial Arts Class 5-6	14TH Calm Club 2-4 (sensory chill out space) Women's football 2-3 Men's football 3-4 Link UP project 4-6.30	15TH Sexual Health Clinic 1-5 NCS masterclasses 2-4 Social Hub Drop-In + 4-6.30 121 music production 4-6.30 Performing arts workshop 5-6.30	16TH THORPE PARK THEME PARK "Booking only" LIMITED SPACES
WEEK 4 19th - 23rd August	19TH NCS project confidence 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Men's boxing club 4.30-5.30	20TH NCS Social Action project 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Martial Arts Class 5-6	21ST Calm Club 2-4 (sensory chill out space) Women's football 2-3 Men's football 3-4 Link UP project 4-6.30	22ND Sexual Health Clinic 1-5 NCS masterclasses 2-4 Social Hub Drop-In + 4-6.30 121 music production 4-6.30 Creative writing workshop 5-6.30	23RD BRIGHTON BEACH FINAL TRIP OF THE SUMMER "Booking only" LIMITED SPACES
WEEK 5 26th - 30th August	26TH BANK HOLIDAY HIVE IS CLOSED	27TH NCS Social Action project 2-4 Social Hub Drop-In + 4-6.30 121 guitar lessons 4-6.30 121 piano lessons 4-6.30 Martial Arts Class 5-6	28TH Calm Club 2-4 (sensory chill out space) Women's football 2-3 Men's football 3-4 Link UP project 4-6.30	29TH Sexual Health Clinic 1-5 NCS masterclasses 2-4 Social Hub Drop-In + 4-6.30 121 music production 4-6.30 Group art project 5-6.30	30TH Summer Cooking Class 2-4 (led by Eat Club) SUMMER PARTY! 4-6.30 Hot food & open mic event

Next Major Works Meet Ups

Bray, Burnham, Dorney and Taplow Towers Major Works Up-Dates
Next Meeting – Thursday 26 September 2024 at 7pm

Future meetings in 2024 at 7pm:

29 October

28 November



Thank you