

Bray Burnham Dorney and Taplow Major Works Meet Up

28 November 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 we are as at 28 November 2024

Tower	New Roof installation	Metal structure for new Building Maintenance Unit	Homes with new windows and firestopping installed	New Cladding system with firestopping Installed	Estimated Completion for windows and cladding, subject to access
Blashford	Completed	April 2025	33 (45%)	Floors 2 to 6 (25%)	September 2025
Bray	Completed	Completed	160 homes (100%) 1 commercial unit in progress	Floors 3 to 22 (95%)	December 2024
Burnham	Completed	Completed	88 (55%)	Floor 22 2/3 of floors 20 and 21 (13%)	May 2025
Dorney	Completed	Completed	90 (57%)	Floor 22 2/3 of floor 21 (9%)	May 2025
Taplow	Completed	Completed	155 (96%)	Floors 14 to 22 all elevations Floors 7 to 14 (2/3) Floors 4 to 14 (1/3) (80%)	January 2025



Bray and Taplow Towers - Facade Installation **PROGRESS** as at 28 November



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



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

Subject to Access into Homes

Progress – Construction at Burnham & Dorney Towers **Progress as at 28 November**



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

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

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



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.

Carpark and
basements

Resident
Feedback

Aftercare
Visits

Lifts

Brickwork

Site Trespass
Incident

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

(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

Aftercare Visit

(under way at Bray)

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
(under way at Bray and Taplow)

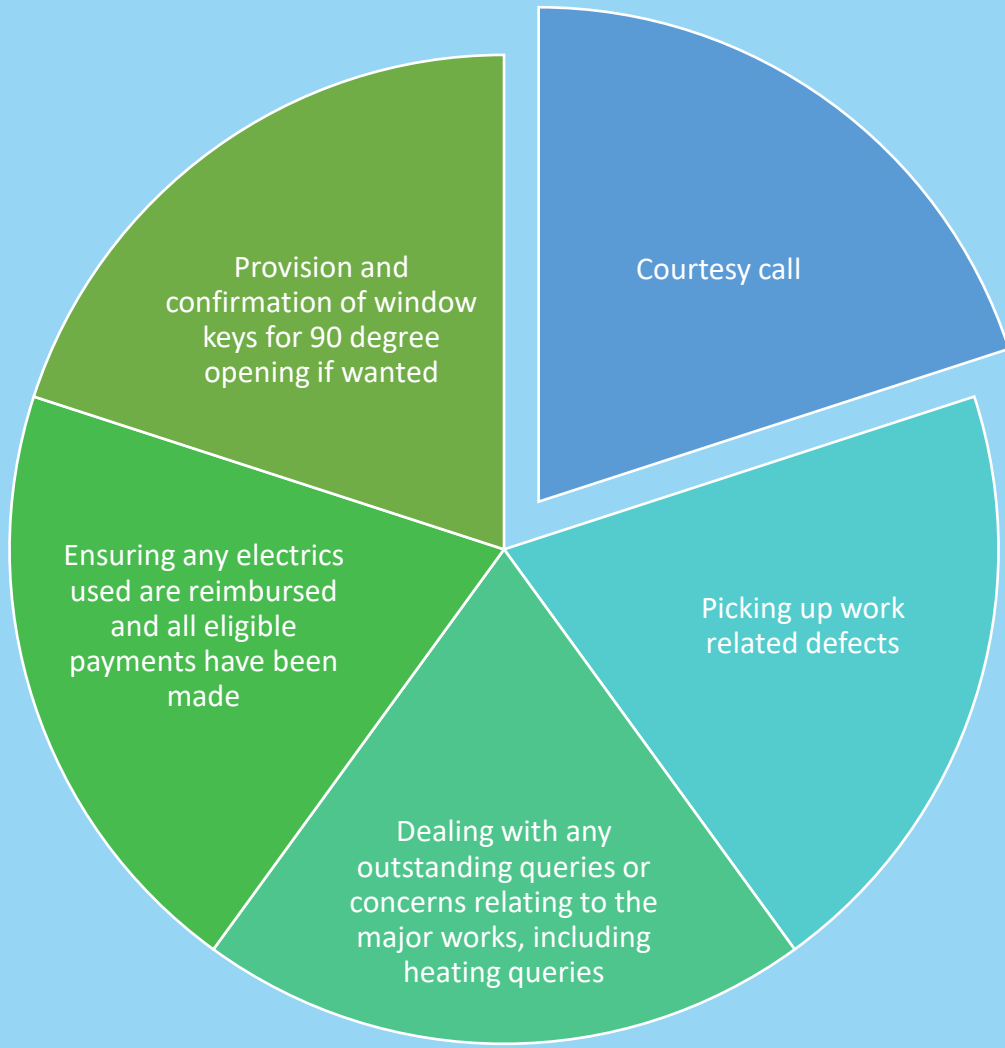
Meeting expectations about the works

What worked well / where can we do better

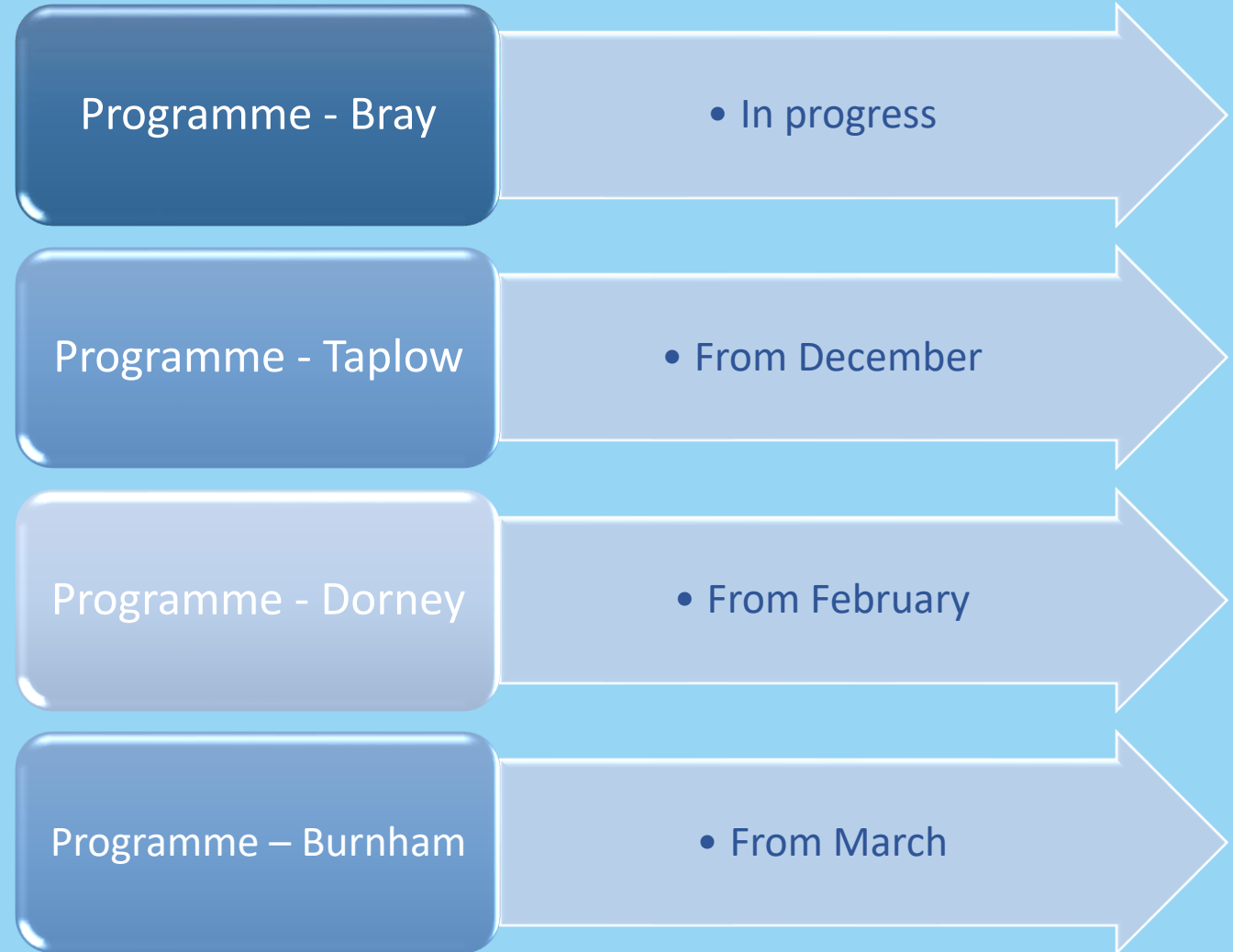
Survey upon completion by tower

After Care Initiative

Approach – Meeting with each resident



Revised Programme – colder months



Support and Social Value Initiatives, including 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 extended

Noise cancelling headsets and ear defenders

Kids den for toddlers and primary school children
Parents are welcome to contact the project team to use the den

Long cabin for Young People for homework clubs, etc

Development Opportunity for young people on estate

In Development

Festive Event
16 December 2024

Planned

Legacy - Project Completion

Leaving site and leaving behind welcoming spaces, e.g. green spaces, play areas, 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

10 DECEMBER 2024

FROM 4PM TILL 7PM



OPEN DAYS – NEXT OPEN DAY – SATURDAY

TBC JANUARY

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

FESTIVE EVENT

16 DECEMBER FROM 3:30 TO

5PM



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
Barry Jackson, Quality Inspector (Blashford)
Florin Cornea, Quality Inspector (Windows and Firestopping)
Ionut 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 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

Next Major Works Meet Ups

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

Next Meeting – Tuesday 28 January 2025 at 7pm

Future meetings in 2025 at 7pm:

Thursday 27 February

Tuesday 25 March

Thursday 24 April

Thursday 22 May

Tuesday 24 June



Thank you