

Bray Burnham Dorney and Taplow Major Works Meet Up

27 February 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

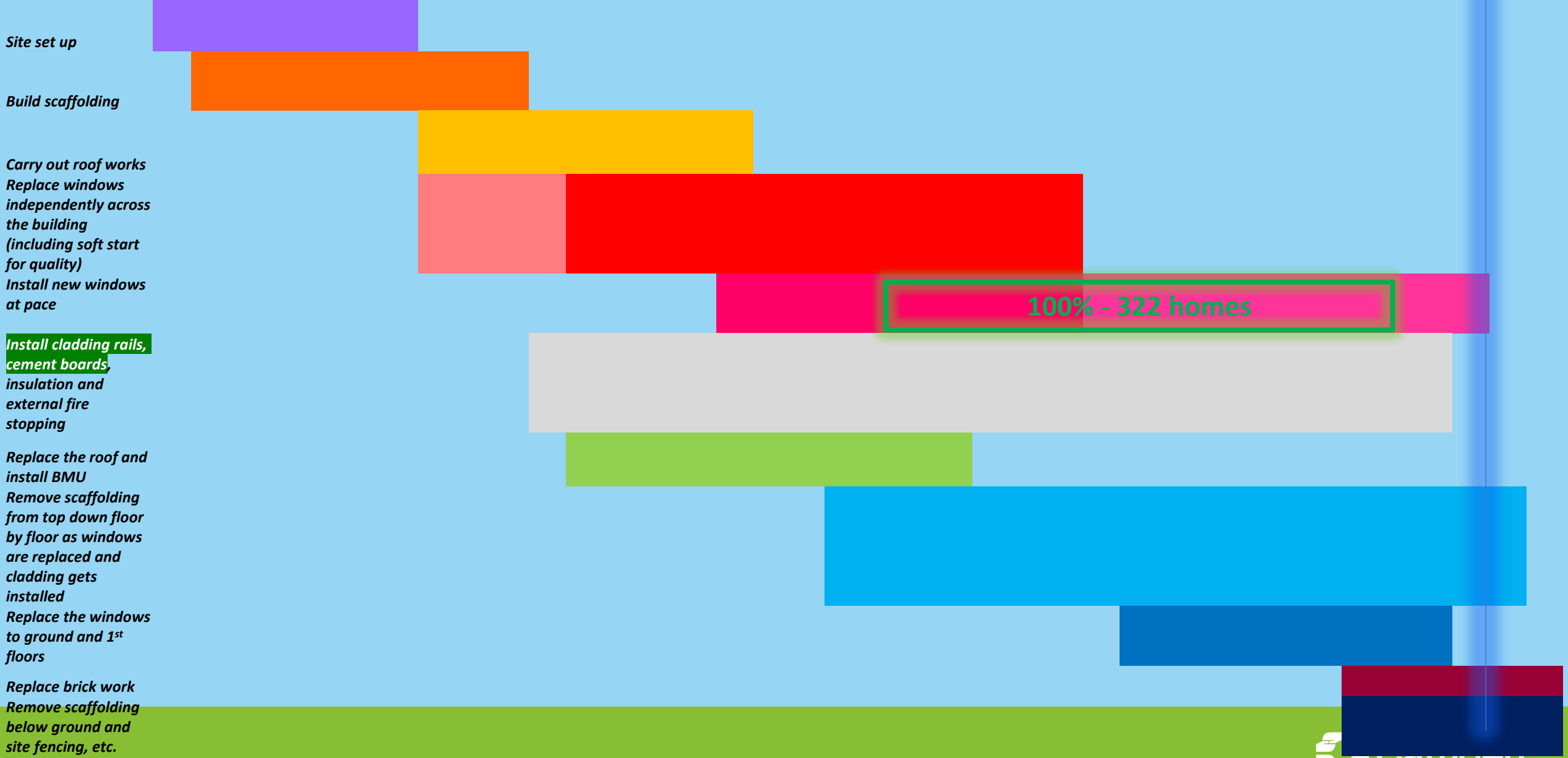
Resident Engagement and Events

Questions & Answers



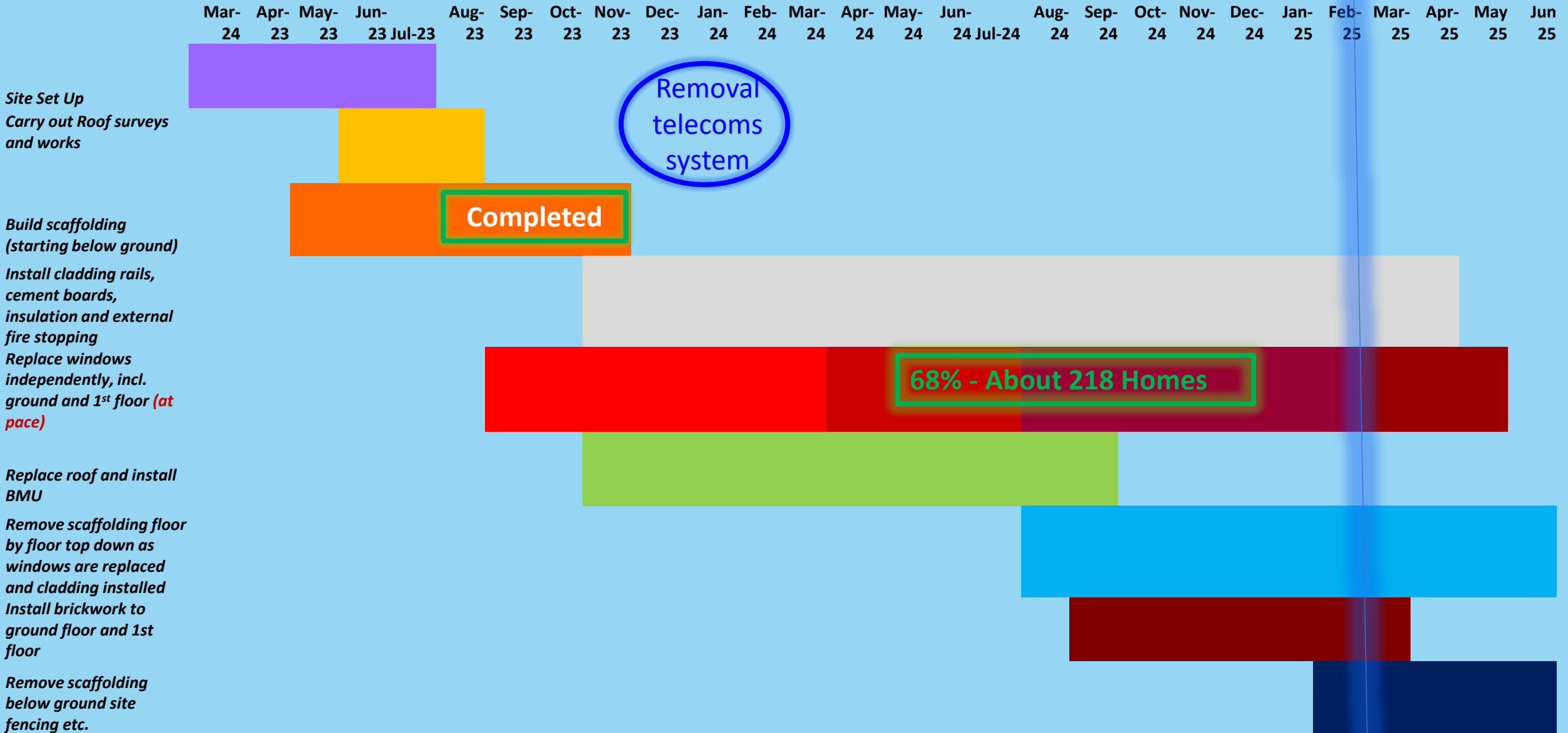
Where are we? - High Level Programme for Bray and Taplow Towers (subject to change)

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 26 February 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 | 49 (67%) | Floors 1 to 10 (55%) | July 2025 | September 2025 |
| Bray | Completed | Completed | 161 (100%) (since 5 December 2024) | Floors 2 to 22 (95%) | March 2025 | December 2024 |
| Burnham | Completed | Completed | 112 (70%) | Floor 22 2/3 of floors 20 and 21 1/3 of floor 19 (13%) | March 2025 | June 2025 |
| Dorney | Completed | Completed | 106 (67%) | Floor 20 to 22 1/3 of floor 19 (16%) | March 2025 | June 2025 |
| Taplow | Completed | Completed | 161 (100%) (since 19 February 2025) | Floors 7 to 22 all elevations Floors 3 to 7 (2/3) (91%) | April 2025 | February 2025 |



Bray and Taplow Towers - Facade Installation PROGRESS as at 26 February



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

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

| | | |
|--------------------|---------------------|----------------------|
| 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

User-guides

Power Shut
Down

Site
demobilisation

Completion
and Handover

Legacy

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

(Completed at Bray and Taplow)

Meeting expectations about the works

What worked well / where can we do better

Survey upon completion by tower

Resident Feedback – Concerns Raised



Clear and timely communication ahead of and during the works in the home



Reliable and Consistent Cleaning Standard



Where issues arise, time for successful resolution

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

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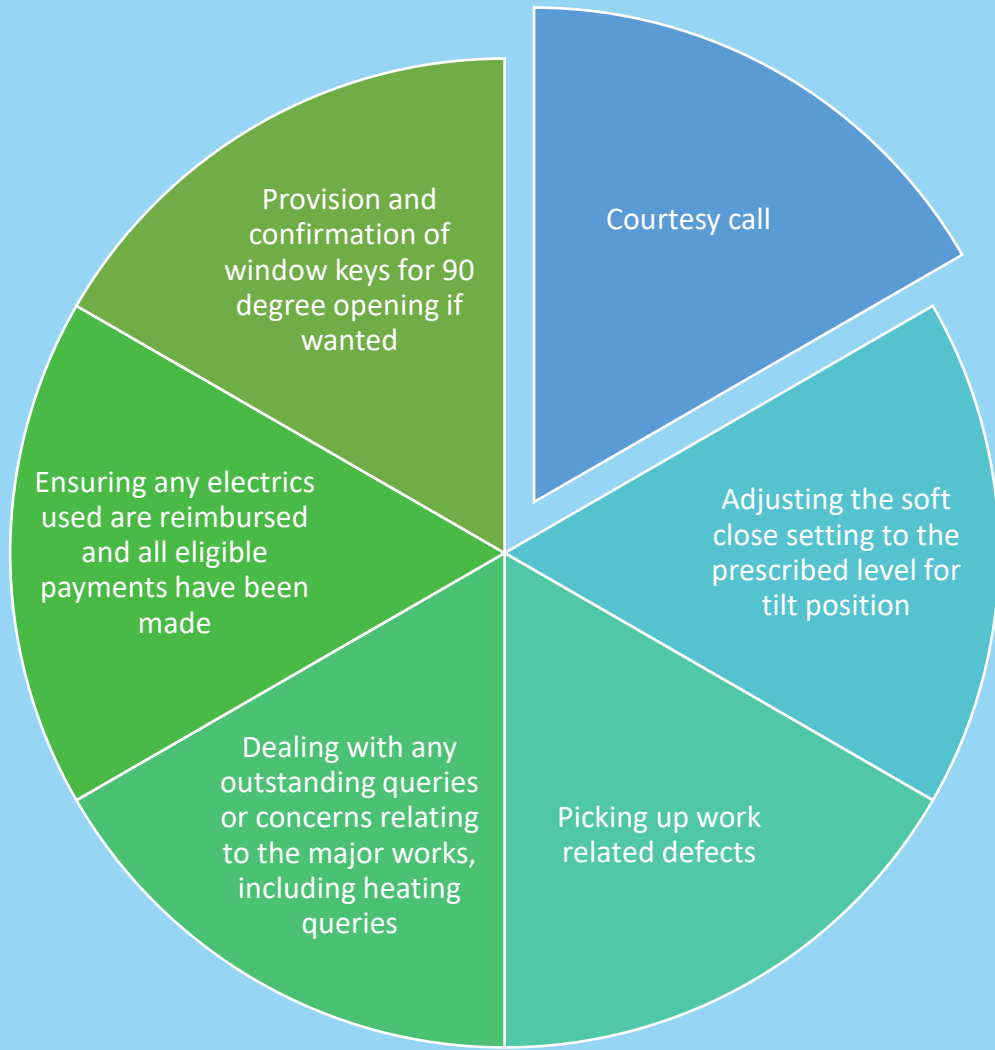
Meeting expectations about the works

What worked well / where can we do better

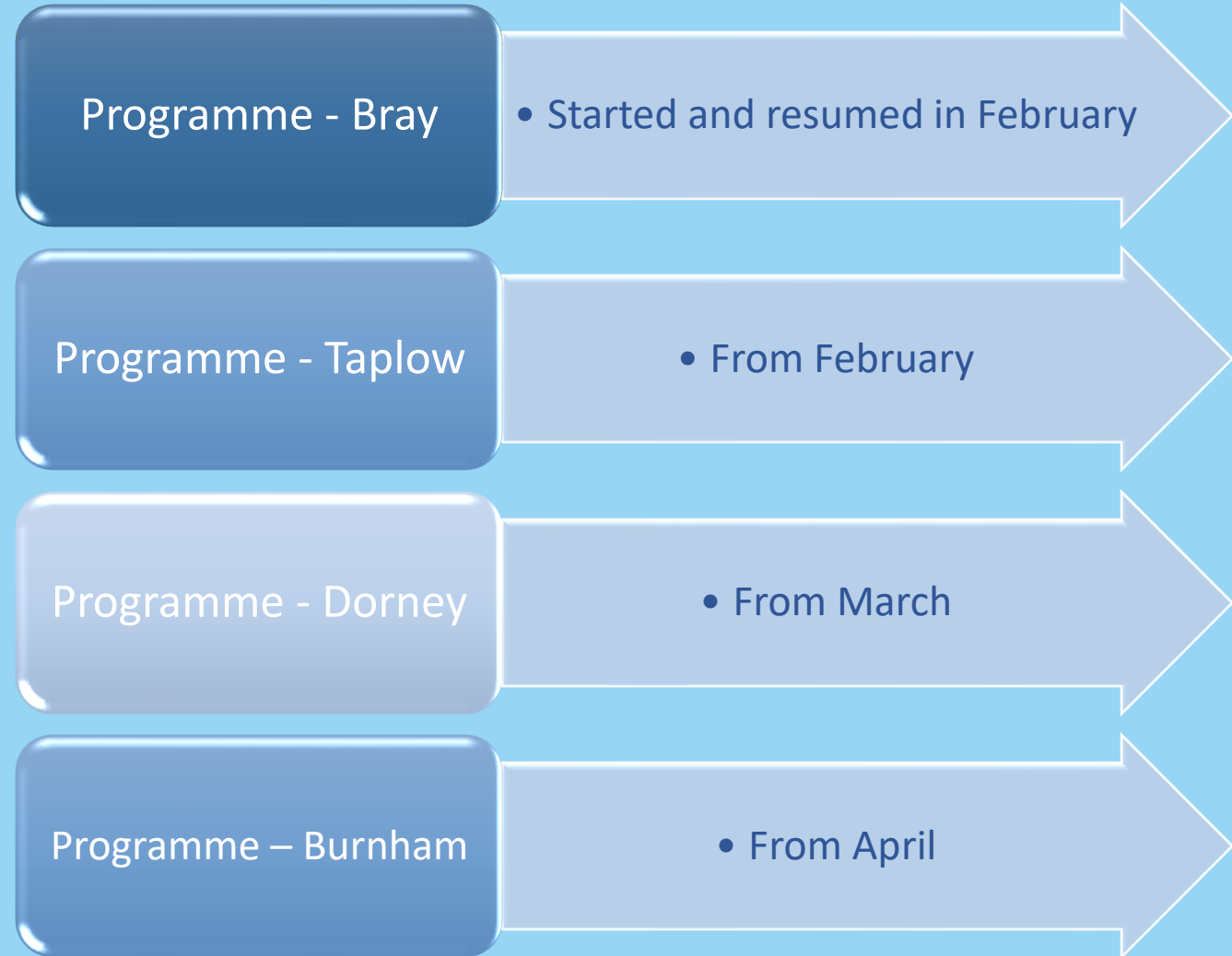
Survey upon completion by tower

After Care Initiative

Approach – Meeting with each resident



Revised Programme – Realisation – Need for dedicated Team



After Care Visit - Process

After Care Visit with Residents

Practical completion and certification

Handover to Camden Teams

40 visits completed / 25 visits booked in

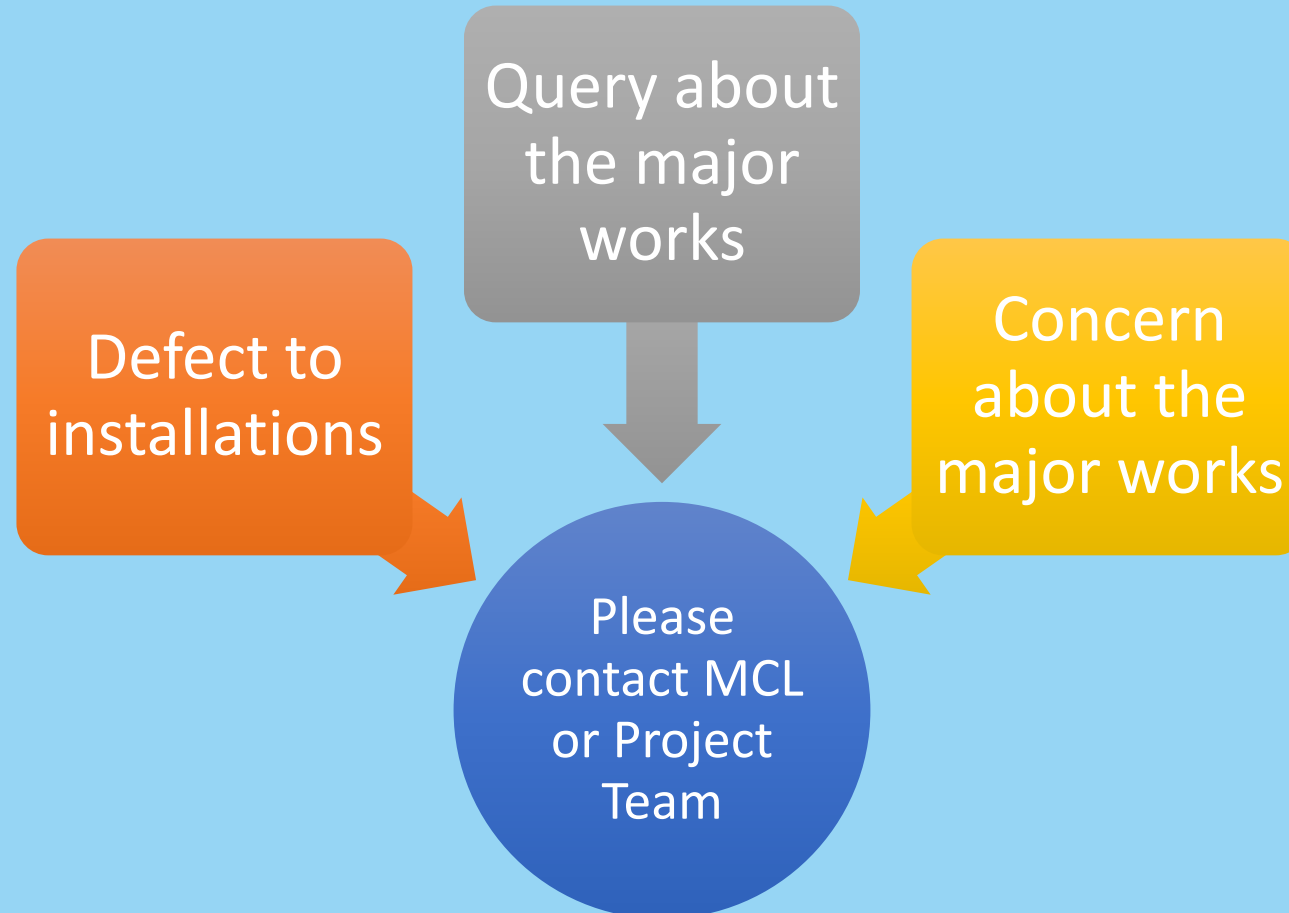
Checklist for Residents

Welcome to contact us

We will reach out to all

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
11TH MARCH 2025
FROM 4PM TILL 7PM



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 – Thursday 25 March 2025 at 7pm

Future meetings in 2025 at 7pm:

Tuesday 22 April

Tuesday 20 May

Tuesday 24 June



Thank you