

28 October 2025 at 7pm



Key Themes

Major Works Projects **Where we are**

Progress Overview

Way Forward and Estimated Timelines

Other Works Up-Dates

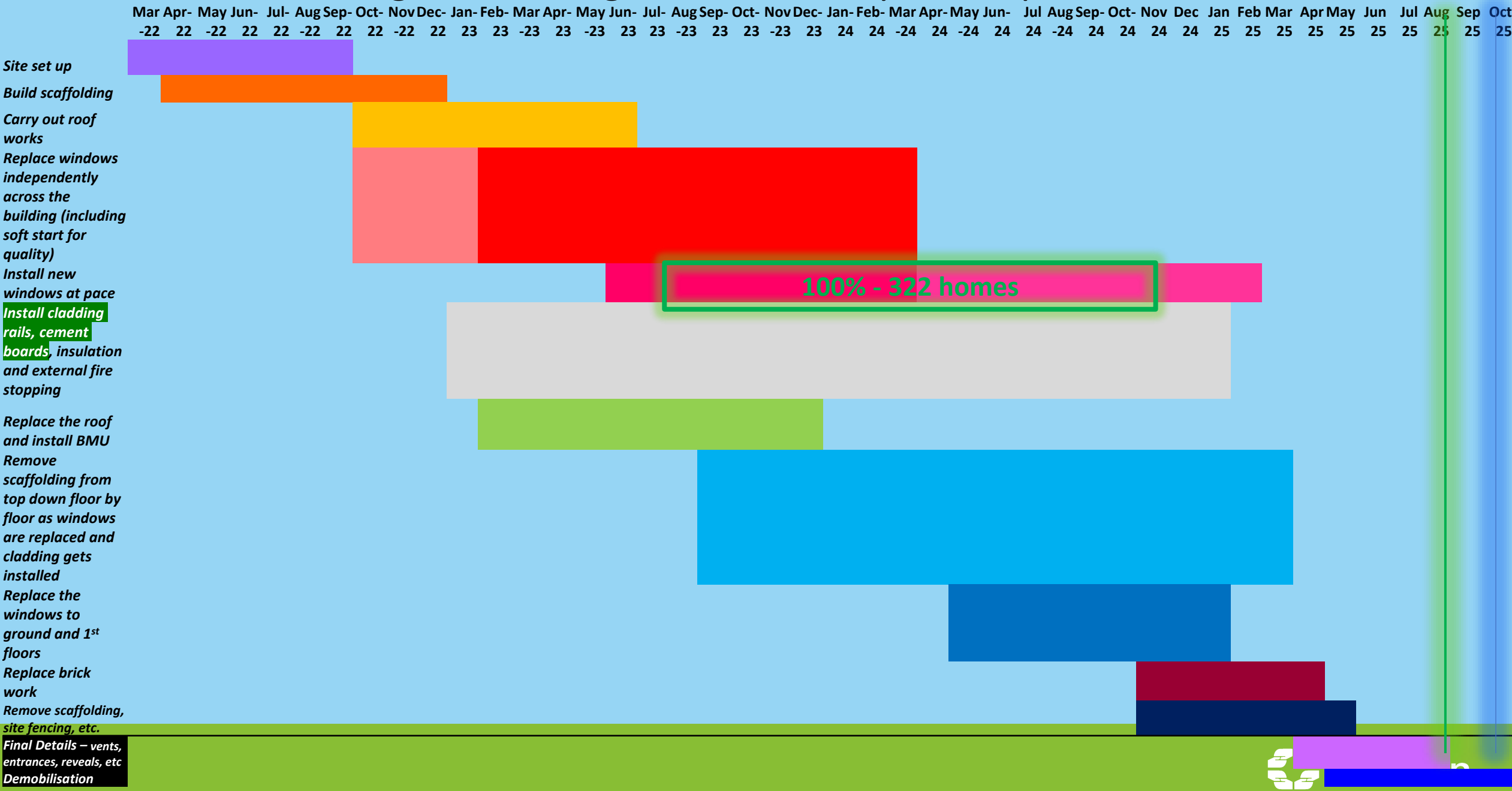
Resident Feedback

Resident Engagement and Events

Questions & Answers



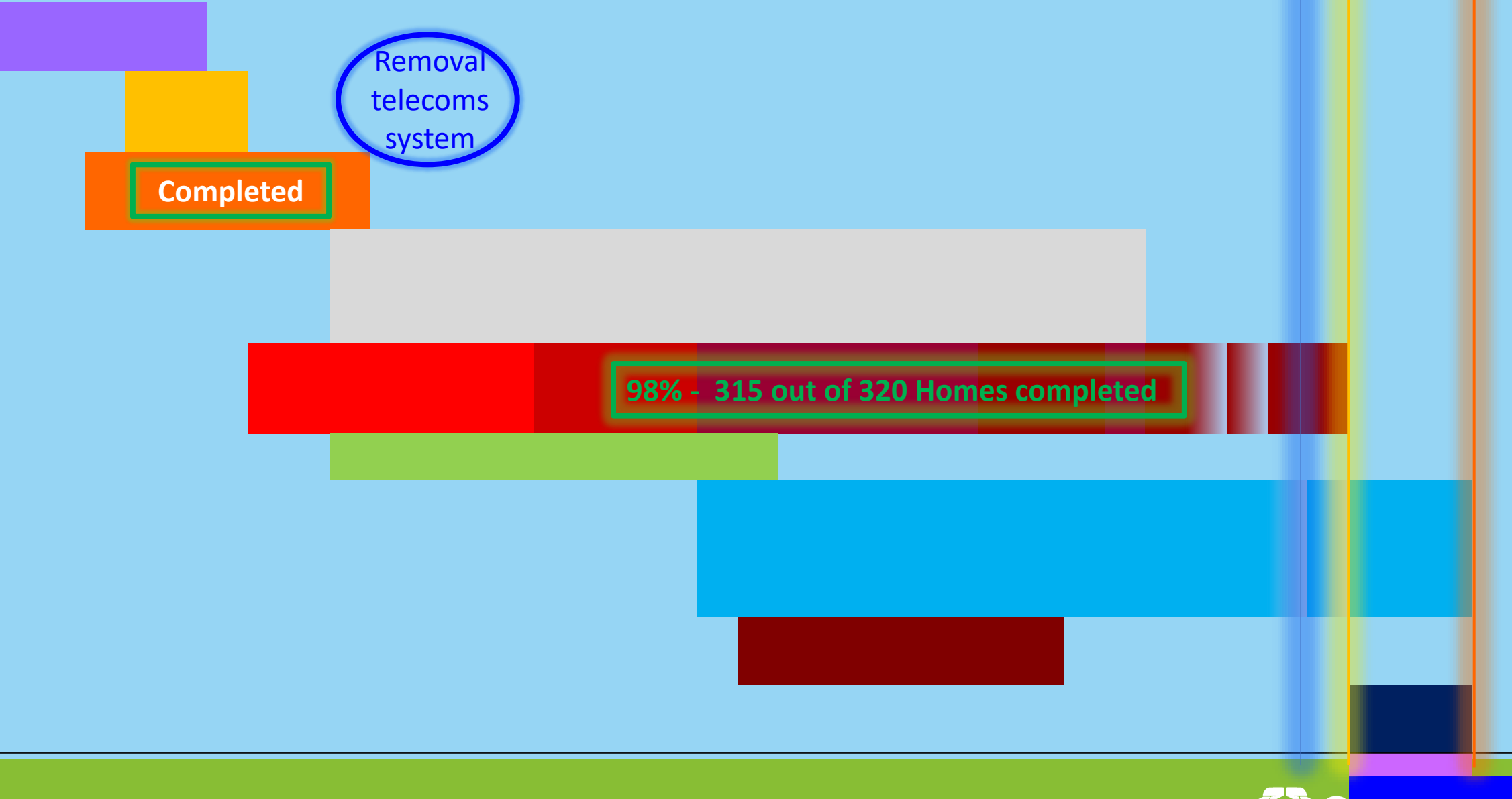
Where are we? - High Level Programme for Bray and Taplow Towers (subject to change)



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 Jan-26 Feb-26 Mar-26

- 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 1st 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



Where we are as at 28 October 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	Actual and Estimated Completion for windows and cladding, subject to access and quality
Blashford	Completed	October 2025	73 (100%) (Since 23 July 2025)	Floors 1 to 18 (100%)	October 2025	September 2025
Bray	Completed	Completed	161 (100%) (since 5 December 2024)	Floors 1 to 22 (100%)	March 2025	December 2024
Burnham	Completed	Completed	158 of 161 (98%)	2/3 of floors 19 and 22 1/3 of floors 2 to 22 (40%)	March 2025	March 2026
Dorney	Completed	Completed	157 of 159 (99%)	1/3 Floors 17 to 22 1/3 Floors 11 to 22 1/3 Floors 4 to 22 (60%)	March 2025	January 2026
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 28 October 2025



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

Taplow							
Floor							
22							
21							
20							
19							
18							
17							
16							
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14							
13							
12							
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1							
G							

	Flats with window installation Completed
	Cladding completed with firestopping and insulation
	Brickwork completed with firestopping and insulation



Progress – Construction at Burnham & Dorney Towers Progress as at 28 October 2025



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

- Flats with window installation Completed
- Cladding completed with firestoppng and insulation
- Brickwork completed with firestopping and insulation

Dorney					
Floor					
22					
21					
20					
19					
18					
17					
16					
15					
14					
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- Non access flats
- Flats with fire stoppng and insulation
- Flats with 80% cladding, firestoppng and insulation



Progress – Construction at Burnham & Dorney Towers **Progress as at 28 October 2025**

Burnham



Dorney



Other Works Up-dates

Glazing Remediation
Work at Bray and
Dorney

Final Activities

Reliable and Timely
Completion of Defects
and Remedial Works
(QA)

Courtesy / Aftercare
Visits

Site Removal

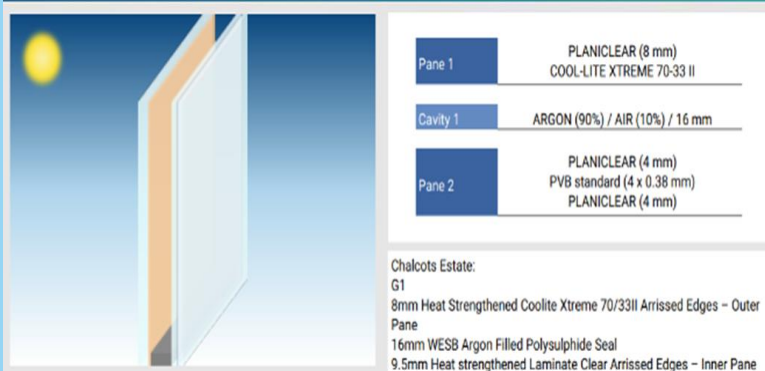
Home Away from
Home flats

Other Resident
Queries

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 245 **Homes** with Remediation works completed – 90%

Initial Feedback and Improvements – Standards are met at single visit of about 2 hours

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

Positive Engagement

Anticipated Completion – Final few homes are being completed

Final Activities

Approximate Period	Activities
Final Activities and Initiatives Under way	<ul style="list-style-type: none"> Addressing any Defects Reinstatement of lobby area on each floor starting at the top floor Reinstating access to basement car park in phases Planters and key safe boards prepared with project materials Reinstate paving and lawn as applicable to podium level of buildings
Final Finishes once all five towers are completed to ensure consistency	<ul style="list-style-type: none"> Canopies will be installed Emergency lighting will be fitted to the entrance areas Building entrance door refurbishment, including internal door mats in ground floor lobby area Removal of information screen and making good fixing holes on the floor Handrails refurbishment Building signage will be installed

Completed for all 5 Towers

Currently being implemented in phases by tower



After Care / Courtesy Visit - Process



All residents and non resident Leaseholders are being contacted to arrange the aftercare visit

Home Away from Home (HAFH) Flats

50
HAFH
Flats

Studio flats – 14

1 bedroom flats – 12

2 bedroom flats – 20

3 bedroom flats – 4

Adapted flats – 3

On the Chalcots estate - 42

Need to return flats to
Housing Management

Phased approach to return
flats is under way, starting
with 2 and 3 bedroom flats
since October 2025

Confirmation - Local Lettings
Plan is in place

Other Recent Resident Queries

Repeat visits to
resolve an issue

McL

Compassionate
Complaints
resolution

McL

Reliable and Timely
communication

McL

Windows closing in
draughts

LBC

Noise in windy
conditions

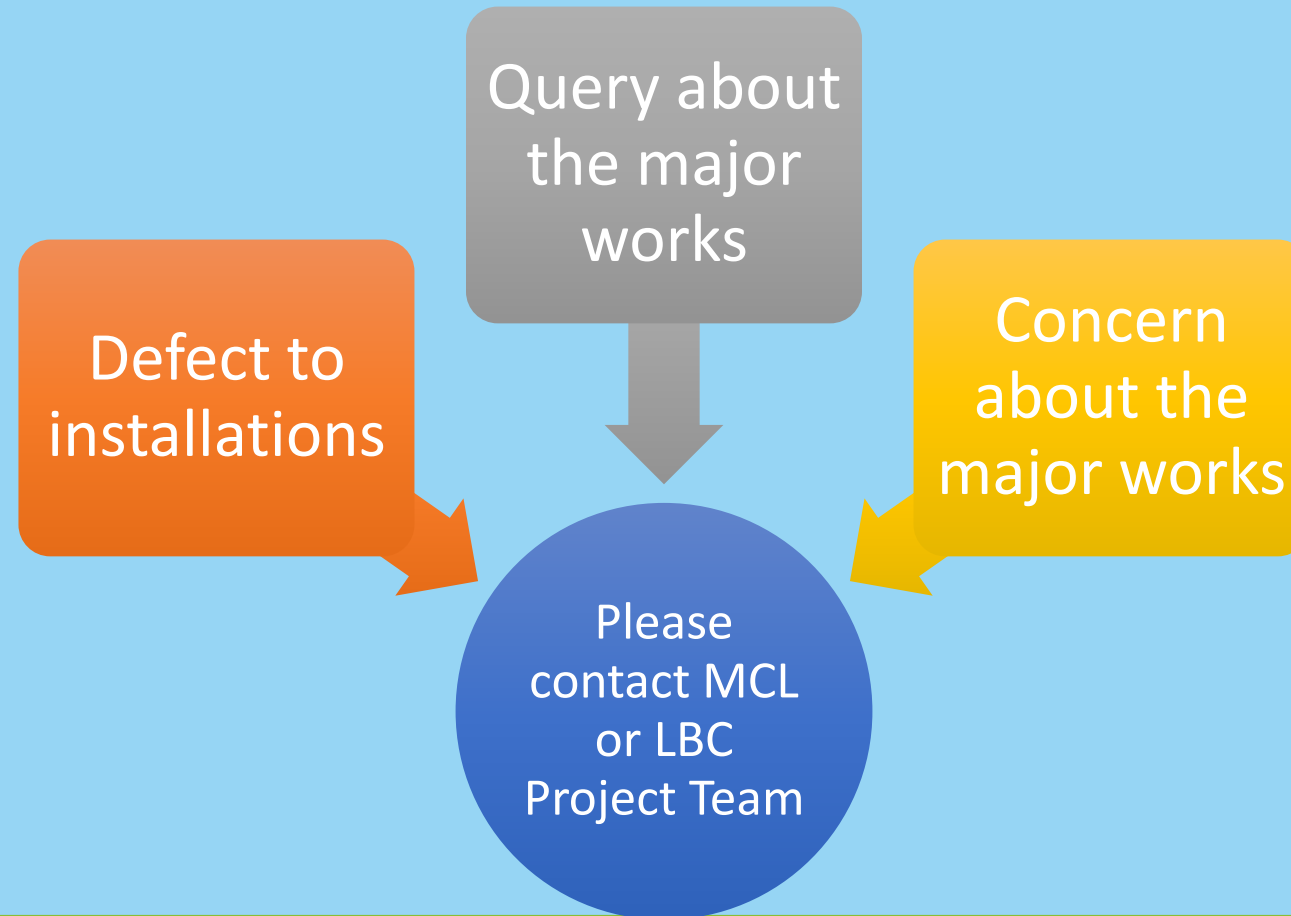
LBC

Future use of Respite
areas

LBC

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
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**
Lidia Pinto, Community Liaison Manager (Aftercare Visits) – Lidia.Pinto@McLarenGroup.com

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

David Williams, Resident Liaison Officer
(Bray and Dorney) on **07827056696** or
David.Williams@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 & BURNHAM
ALL COMPLETED



**EVENTS SUCH AS SEASONAL
EVENT, RESIDENT ACTIVITIES,
MONTHLY VIRTUAL MEETINGS**
**30 OCTOBER HALLOWEEN
EVENT**
CHALCOTS – THE JOURNEY TBC



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



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

Next Major Works Meet Ups

Next Meeting

Tuesday, 25 November at 7pm

Proposed Future Meetings

Further meetings are proposed for February and March 2026



Thank you