

# Bray Burnham Dorney and Taplow Major Works Meet Up

24 June 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**

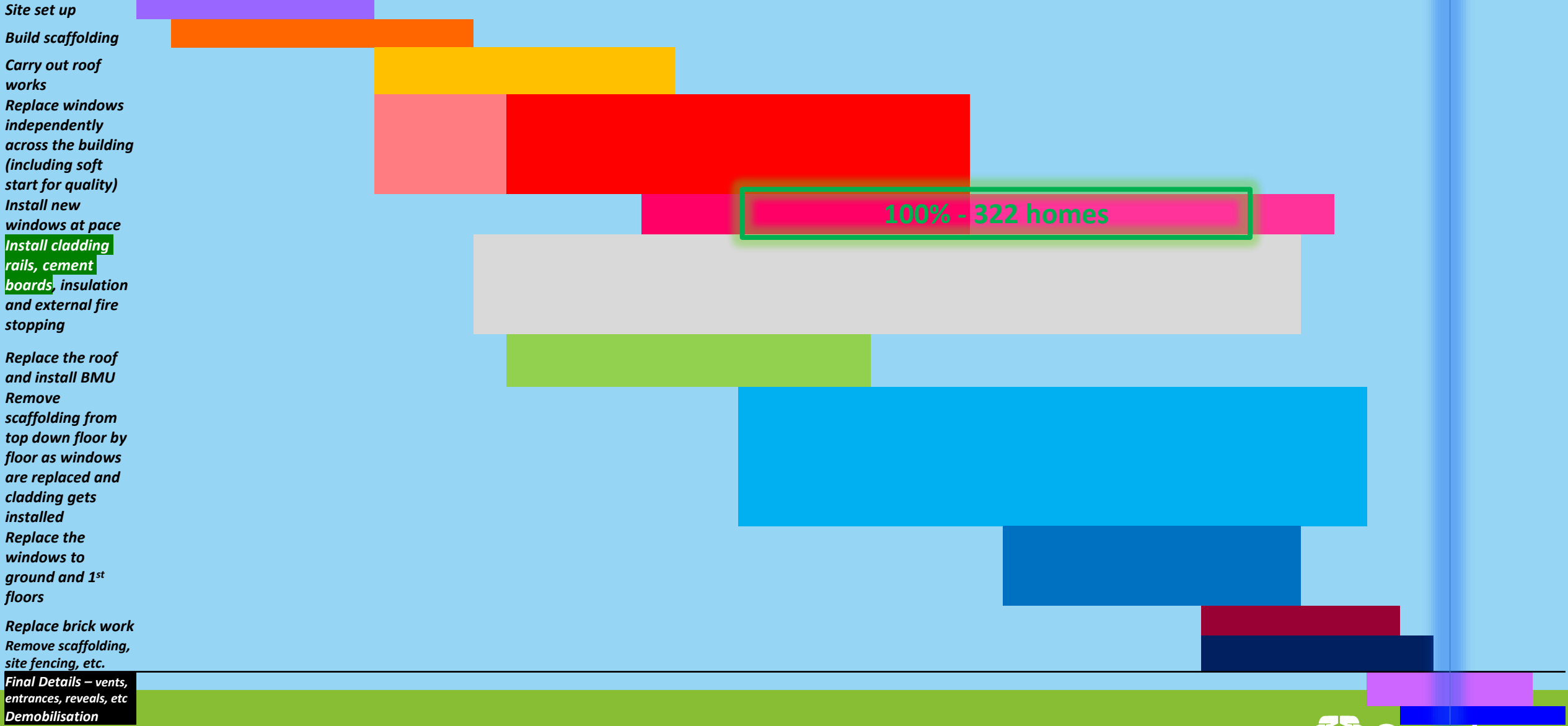
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Questions & Answers



# 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

87% - About 280 Homes

# Where we are as at 23 June 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, <b>subject to access and quality</b>
Blashford	Completed	August 2025	65 (89%)	Floors 1 to 14 (78%)	July 2025	September 2025
Bray	Completed	Completed	161 (100%) (since 5 December 2024)	Floors 1 to 22 (100%)	March 2025	December 2024
Burnham	Completed	Completed	143 + 2 in progress (89%)	2/3 of floors 19 and 22 1/3 of floors 11 to 22 (30%)	March 2025	November 2025
Dorney	Completed	Completed	135 (85%)	½ Floors 17 to 22 ½ Floors 16 to 22 (28%)	March 2025	September 2025
Taplow	Completed	Completed	161 (100%) (since 19 February 2025)	Floors 1 to 22 all elevations (100%)	April 2025	February 2025





# Progress – Construction at Burnham & Dorney Towers Progress as at 23 June



Burnham						
Floor						
22	Completed	Completed	Completed	Completed	Completed	Completed
21	Completed	Completed	Completed	Completed	Completed	Completed
20	Completed	Completed	Completed	Completed	Completed	Cladding Installed
19	Completed	Completed	Completed	Completed	Completed	Completed
18	Completed	Completed	Completed	Completed	Cladding Installed	Cladding Installed
17	Completed	Completed	Completed	Completed	In progress	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	Cladding Installed
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	Cladding Installed	Completed
6	Completed	Completed	Completed	Completed	In progress	Completed
5	Completed	Completed	Completed	Completed	Cladding Installed	Completed
4	Completed	Completed	Completed	Completed	Scaffold structure	Completed
3	Completed	Completed	Completed	Completed	Scaffold structure	Completed
2	Completed	Completed	Completed	Completed	Scaffold structure	Completed
1	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Completed
G	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork 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	Cladding Installed
16	Completed	Completed	Completed	Completed	Completed	Completed
15	Completed	Completed	Completed	Completed	Completed	Completed
14	Completed	Completed	Completed	Completed	Completed	Cladding Installed
13	Completed	Completed	Completed	Completed	Completed	Completed
12	Completed	Completed	Completed	Completed	Completed	Completed
11	Completed	Completed	Completed	Completed	Completed	Cladding Installed
10	Completed	Completed	Completed	Completed	Completed	Completed
9	Completed	Completed	Completed	Completed	Completed	Cladding Installed
8	Completed	Completed	Completed	Completed	Cladding Installed	Completed
7	Completed	Completed	Completed	Completed	Completed	Completed
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G	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed	Brickwork completed

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



# Other Works Up-dates

Glazing  
Remediation Work  
at Bray and Dorney

Completion of  
Details

Completion of  
Entrances

Independent  
Survey

Courtesy /  
Aftercare Visits

Demobilisation

Handover

Signage for  
Buildings

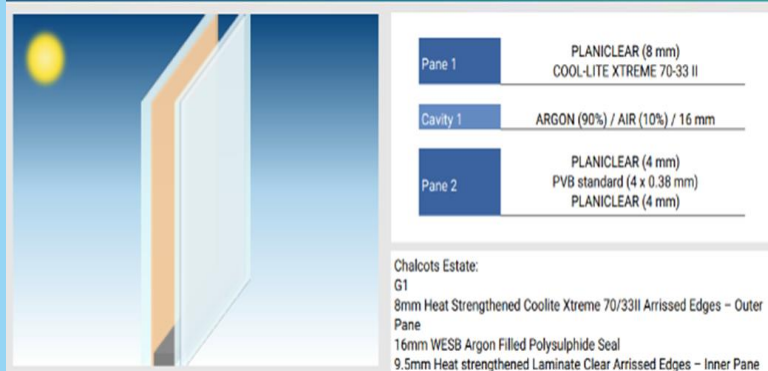
Canopies

## 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 135 Homes with Remediation works completed – 65%

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 – June (Bray) and 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

Additional door

Lighting

CCTV

Canopies

Key safe boxes

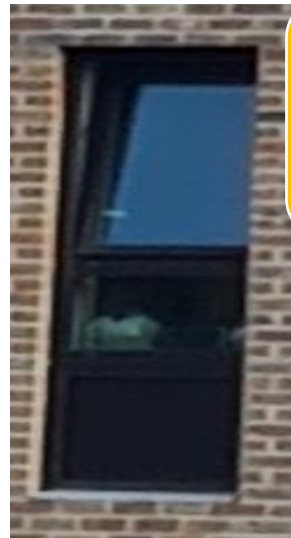




# Bray — Final Activities to Base of Building



Ledge to Top of brickwork  
by 11 July 2025



External window reveals in bricked area - by 18 July 2025



Entrances  
By mid July 2025



Air bricks and vents at base of building – till 18 July 2025

Construction site removal  
(around the building) – July 2025

Bin area relocated into basement – 7 July 2025

Other Reinstatement Activities, including via other LBC Services and Contractors

By 18 July 2025

Estates Lights

CCTV

Gates & Fencing

Lobby Areas

# Taplow — Final Activities to Base of Building



Ledge to Top of brickwork  
Till 30 June 2025

Full Construction site removal –  
July 2025



External window reveals in  
bricked area - To 30 June 2025



Entrances  
till 7 July 2025

Other Reinstatement Activities,  
including via other LBC Services  
and Contractors  
By 31 July 2025

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



Air bricks at base of building – till 30 June 2025

# 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 all 4 Towers - all residents were contacted)

Meeting expectations about the works

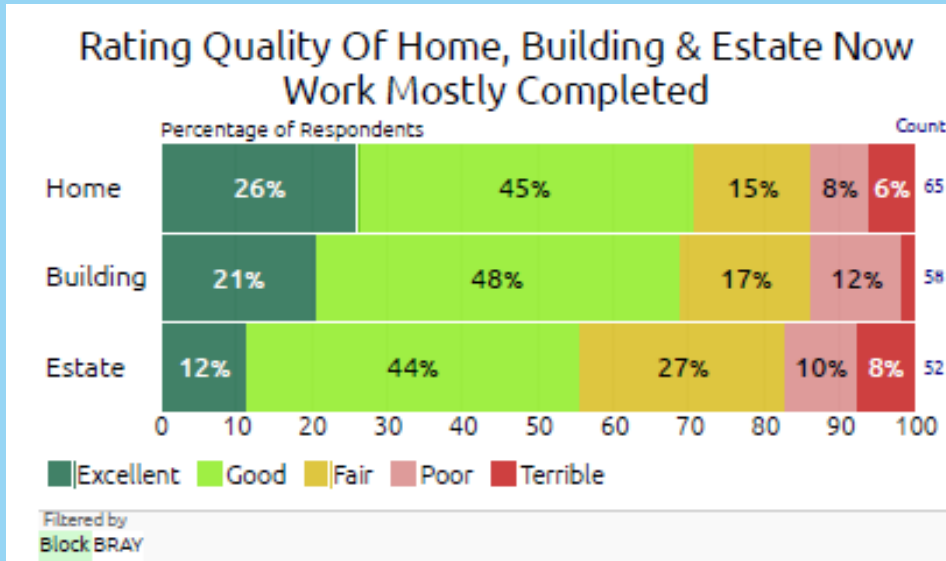
What worked well / where can we do better

Survey upon completion by tower

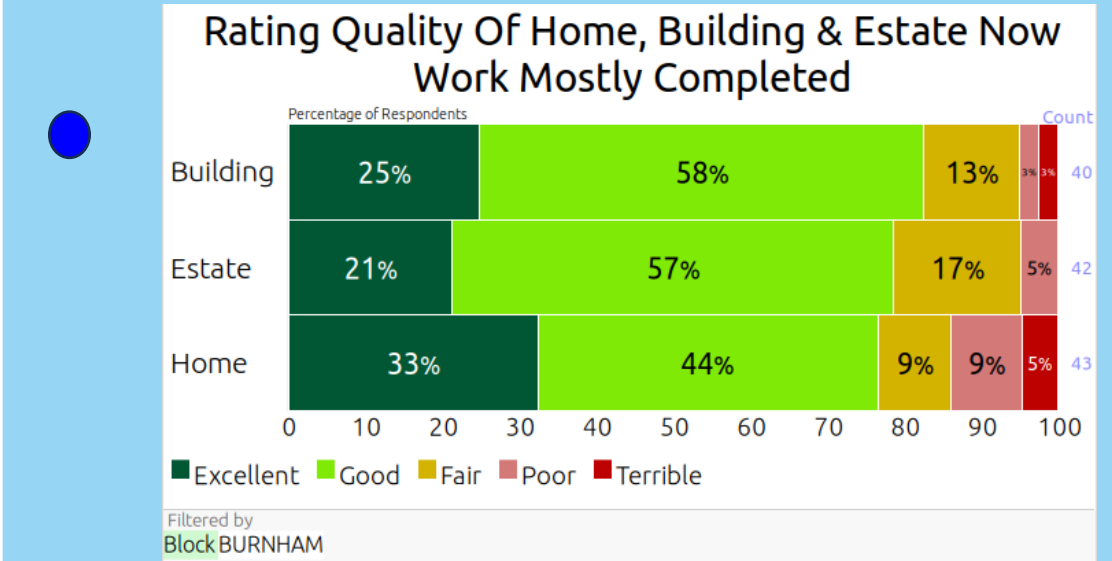
with final survey to residents not previously contacted

# Independent Survey Feedback

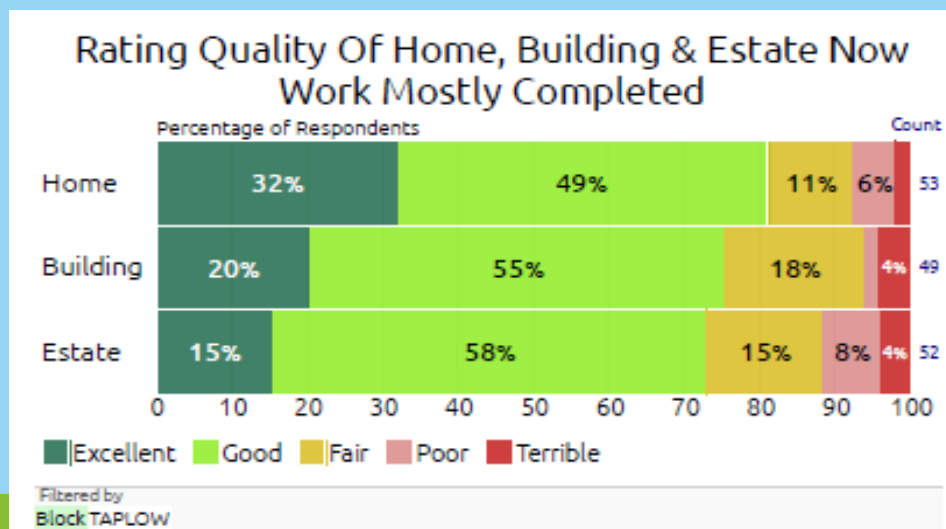
## Bray (66 Responses) – November 2024



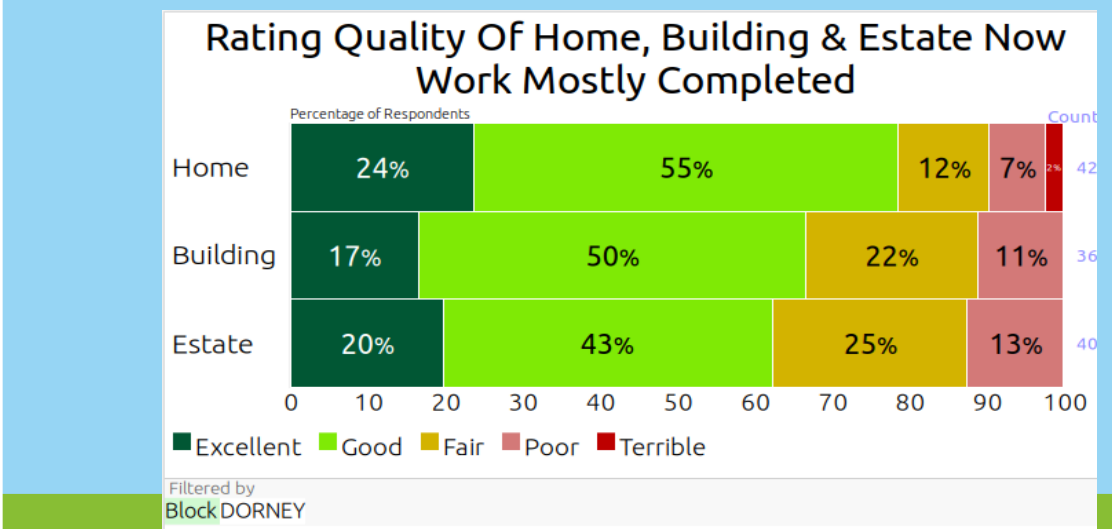
## Burnham (52 Responses) – May / June 2025



## Taplow (57 Responses) – January 2025



## Dorney (54 Responses) – May / June 2025



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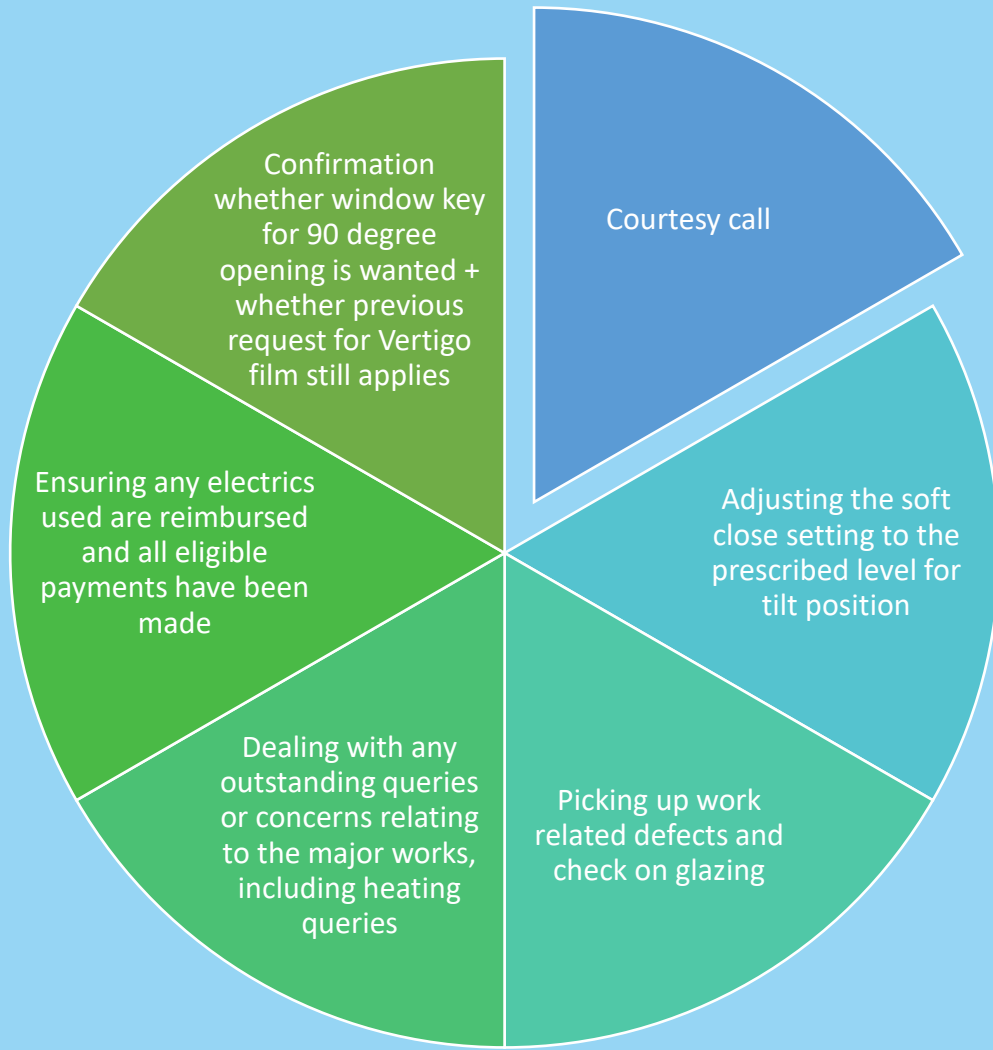
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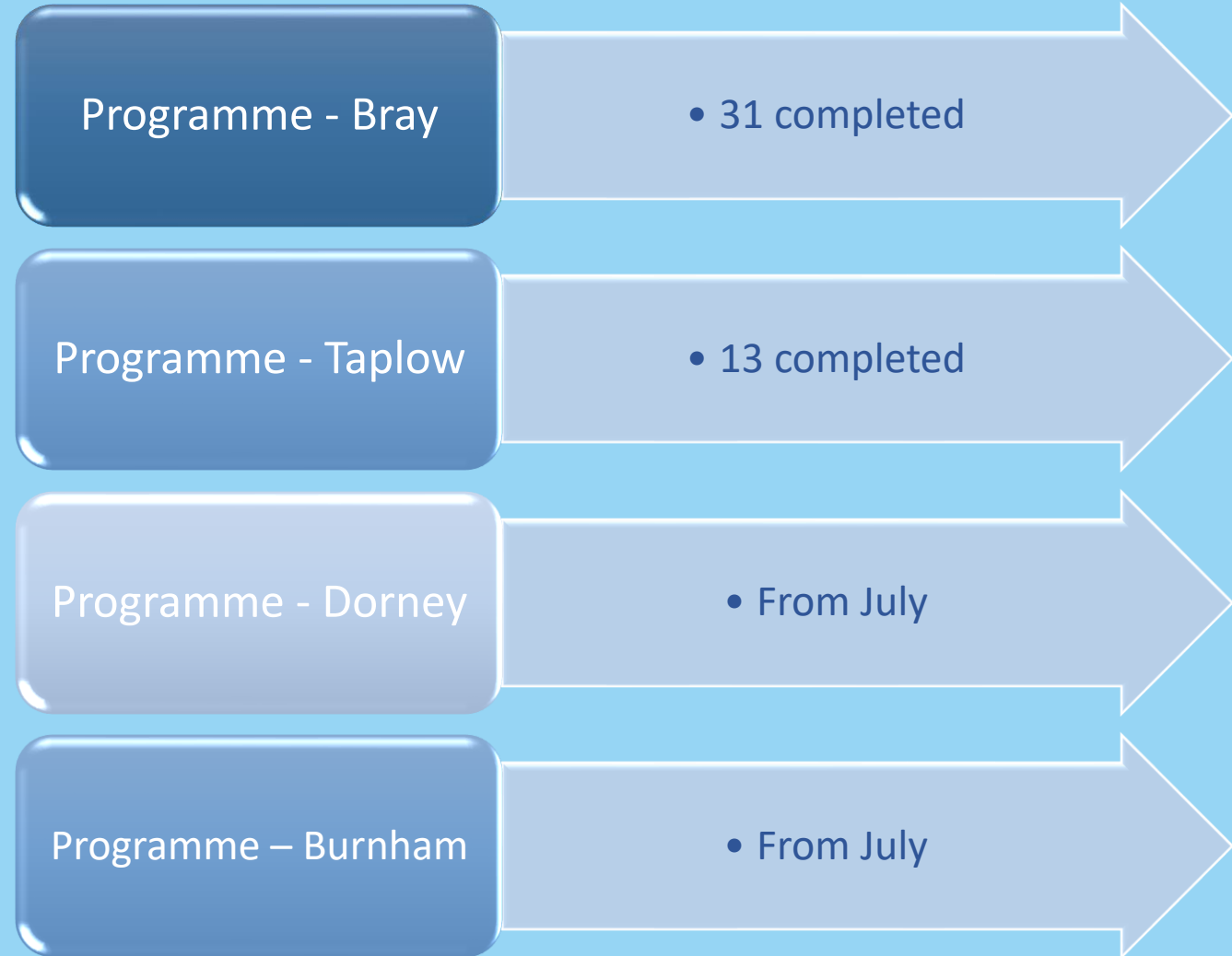


# After Care / Courtesy Visit Initiative

## Approach – Meeting with each resident



## Revised Programme – Realisation – Need for dedicated Team



# After Care / Courtesy Visit - Process

After Care /  
Courtesy  
Visit with  
Residents

Practical  
completion  
and  
certification

Handover  
to Camden  
Teams

44 visits  
completed / 20  
visits booked in

Welcome to  
contact us

We will reach  
out to all

## 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.

# Signage of Buildings

Resident Feedback & Planning Application

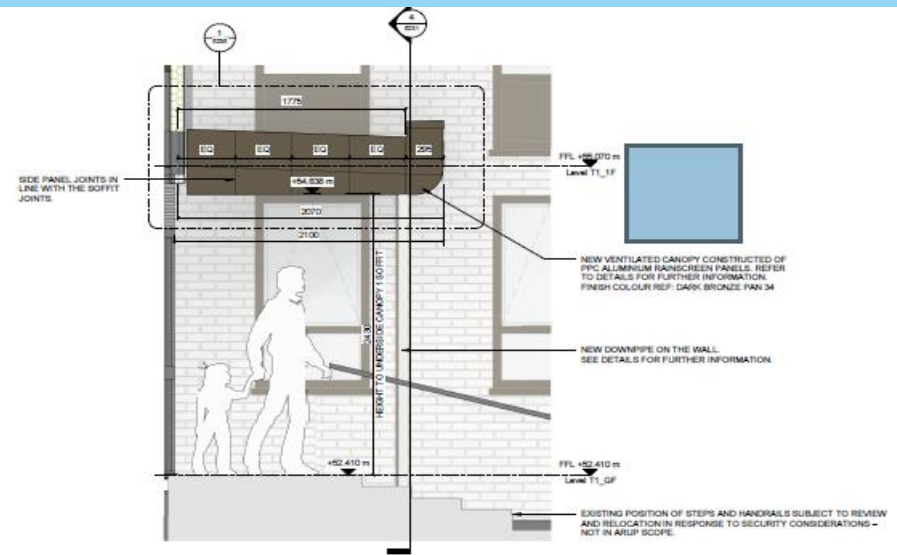
Font  
Finish



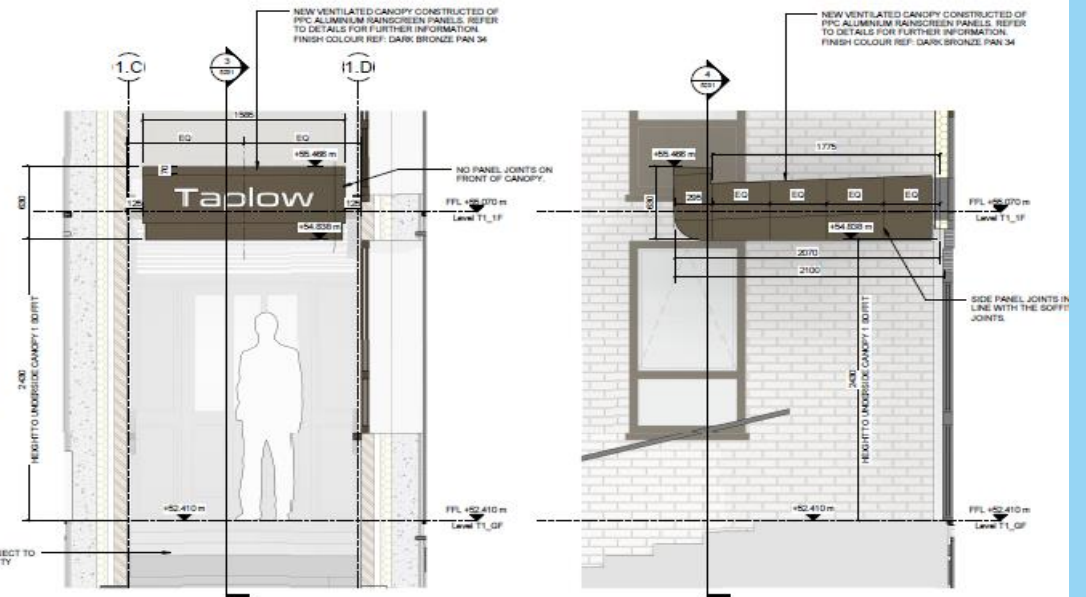
# Canopies Dimensions



3D VISUAL - TYPICAL CANOPY ARRANGEMENT



① T1 - 30 - ENTRANCE CANOPY 1 - WEST ELEVATION  
1:20



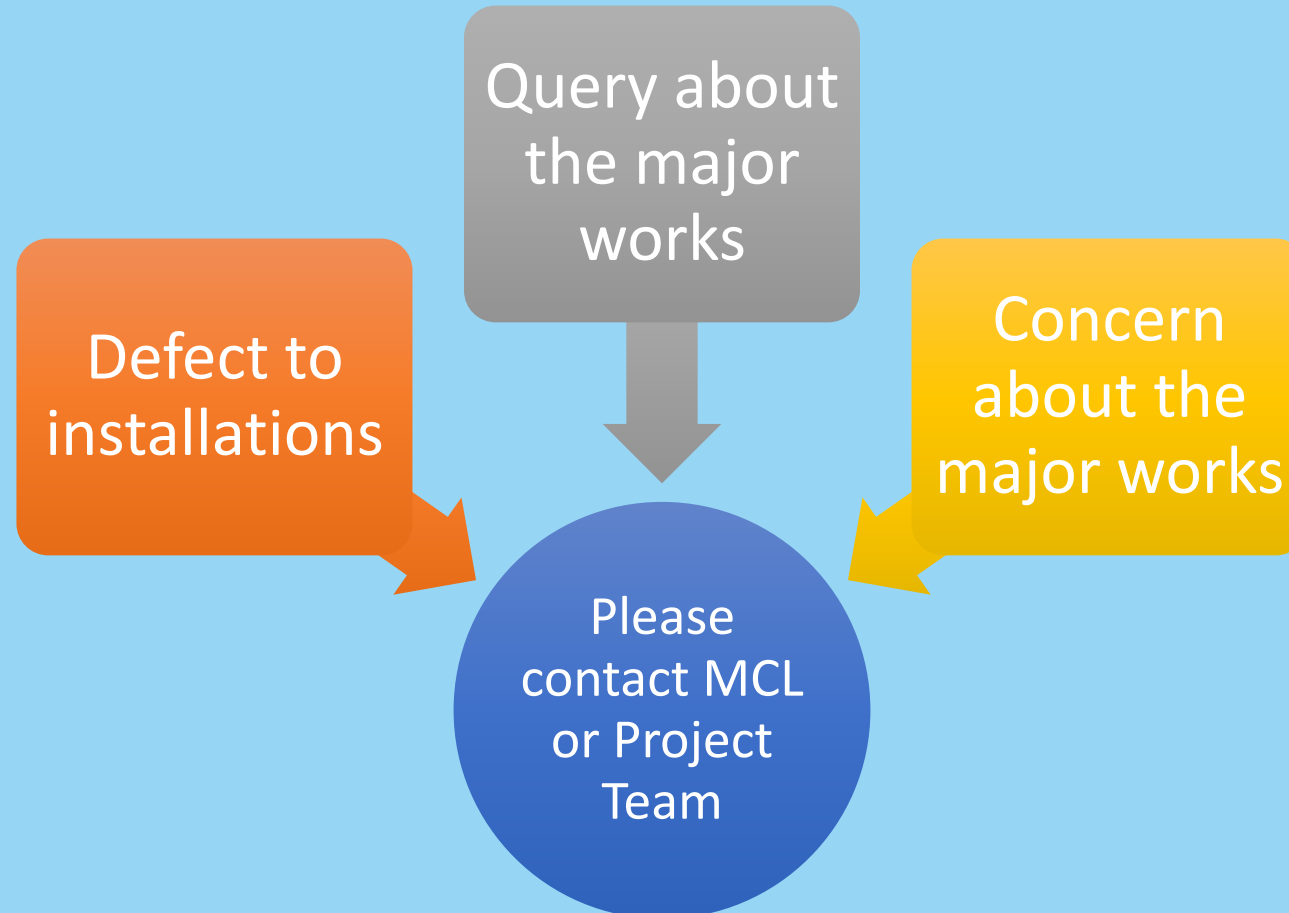
② T1 - 30 - ENTRANCE CANOPY 1 - SOUTH ELEVATION  
1:20

③ T1 - 30 - ENTRANCE CANOPY 1 - EAST ELEVATION  
1:20



# 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 & BURNHAM**

**ALL COMPLETED**



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

**SUMMER CHILDRENS EVENT 17 JULY – FORECOURT BRAY PROJECT COMPLETION EVENT**

**20 SEPTEMBER – SWISS COTTAGE GREEN SPACE**



**OTHER ENGAGEMENT ACTIVITIES – MONTHLY NEWSLETTER, 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 22 July 2025 at 7pm**

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

Tuesday 23 September – 7pm



Thank you