

Bray Burnham Dorney and Taplow Major Works Meet Up

30 April 2024 at 7pm



Key Themes for Tonight

Major Works Projects – **Where we are**

Progress Overview

Way Forward and Estimated Timelines

Queries and Concerns

Satisfaction Returns

Social Value Commitments

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

Site set up



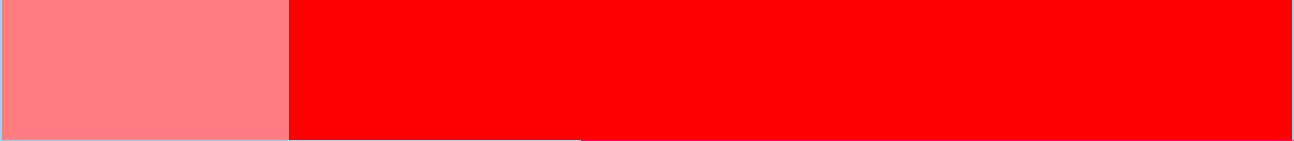
Build scaffolding



Carry out roof works



Replace windows independently across the building (including soft start for quality)

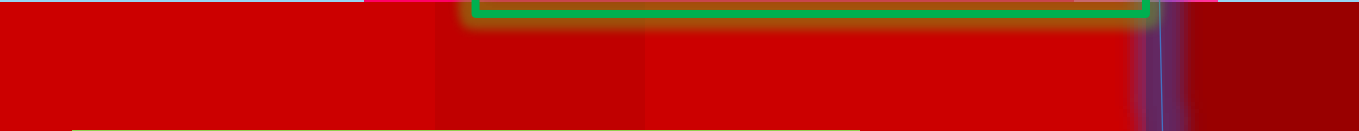


Install new windows at pace



93% New Windows installed

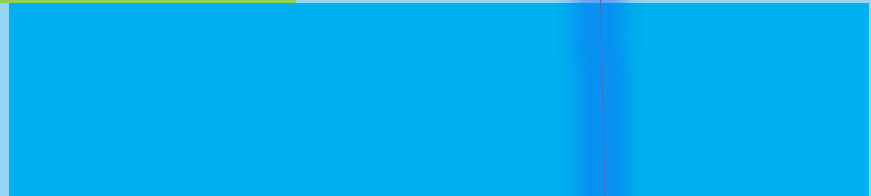
Install cladding rails, cement boards, insulation and external fire stopping



Replace the roof and install BMU



Remove scaffolding from top down floor by floor as windows are replaced and cladding gets installed



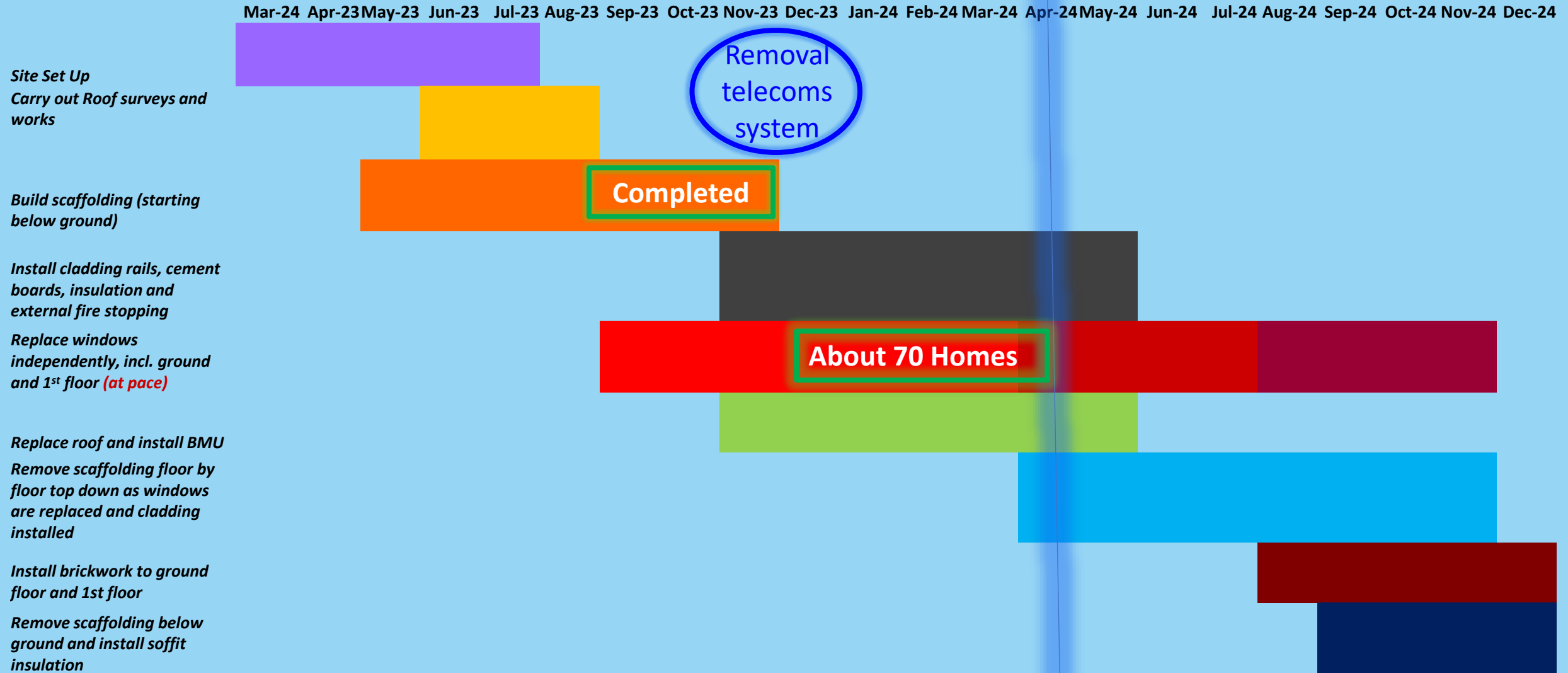
Replace the windows from floor 2 to ground floor and replace brick work



Remove scaffolding below ground and install soffit insulation



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



Bray and Taplow Towers - Facade Installation **PROGRESS** as at 29 April



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	Green	15	Green	Green	Green	Green	Green
14	Green	Green	Yellow	Yellow	Green	14	Green	Green	Green	Green	Green
13	Green	Green	Green	Green	Green	13	Green	Green	Green	Green	Yellow
12	Green	Green	Green	Green	Green	12	Green	Green	Green	Green	Green
11	Green	Green	Green	Green	Green	11	Green	Green	Green	Green	Green
10	Green	Green	Green	Green	Green	10	Green	Green	Green	Green	Green
9	Green	Green	Yellow	Yellow	Green	9	Green	Green	Green	Green	Green
8	Green	Green	Green	Green	Green	8	Green	Green	Green	Green	Green
7	Green	Green	Yellow	Yellow	Green	7	Green	Green	Green	Green	Yellow
6	Green	Green	Green	Green	Green	6	Green	Green	Green	Green	Green
5	Green	Green	Green	Green	Green	5	Green	Green	Green	Green	Green
4	Green	Green	Green	Green	Green	4	Green	Green	Green	Green	Green
3	Green	Green	Green	Green	Green	3	Green	Green	Green	Green	Green
2	Green	Green	Green	Green	Green	2	Green	Green	Yellow	Green	Green
1	Green	Green	Green	Green	Green	1	Green	Green	Green	Green	Green
G	Green	Green	Green	Green	Green	G	Green	Green	Green	Green	Green

Taplow	114	Completed	
	3	In progress	
	25	Planned in May - subject to access	
	8	Subject to scaffold removal and access	
	4	Ground floor - simple window replacement - subject to access	
	6	More engagement required	
		Cladding Installed	

Bray	140	Completed	
	2	In progress	
	3	Scheduled in early May - subject to access	
	12	Subject to scaffold removal and access	
	4	Ground floor - simple window replacement - subject to access	
	0	More engagement required	
		Cladding Installed	



Subject to Access into Homes

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	
	Floor 20		
	Floor 19		
March 2024	Floor 18 – Part 1	April 2024	May 2024
	Floor 18 – Part 2		
April 2024	Floor 17	May 2024	
	Floor 16		
May 2024	Floor 15	June 2024	
	Floor 14		
June 2024	Floor 13	June 2024	
	Floor 12		
July 2024	Floor 11	To Be Confirmed	
	Floor 10		
	Floor 9		
August 2024	Floor 8		
	Floor 7		
	Floor 6		
September 2024	Floor 5		
	Floor 4		
	Floor 3		
September 2024	Floor 2		September 2024
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 29 April



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	█	█	█	█

B'ham	█ 31 Completed	Dorney	█ 37 Completed
	█ 1 In progress		█ 2 In progress
	█ 102 Being programmed - subject to access		█ 108 Being programmed - subject to access
	█ 20 Subject to scaffold removal and access		█ 6 Subject to scaffold removal and access
	█ 7 Ground floor - simple window replacement - subject to access		█ 5 Ground floor - simple window replacement - subject to access

Recent Resident Queries and Concerns

Pace and approach of Cladding installation

Roof works – construction phases explained

Lobby Window installation and commissioning

Works relating to ground floor flats

BMU restraints

Heating Assessment

Window Closure

After Care (defects and window keys)

Compensation for electricity use

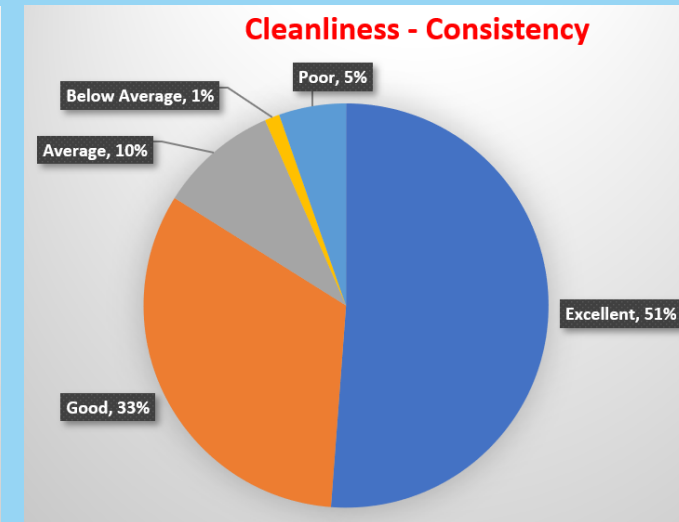
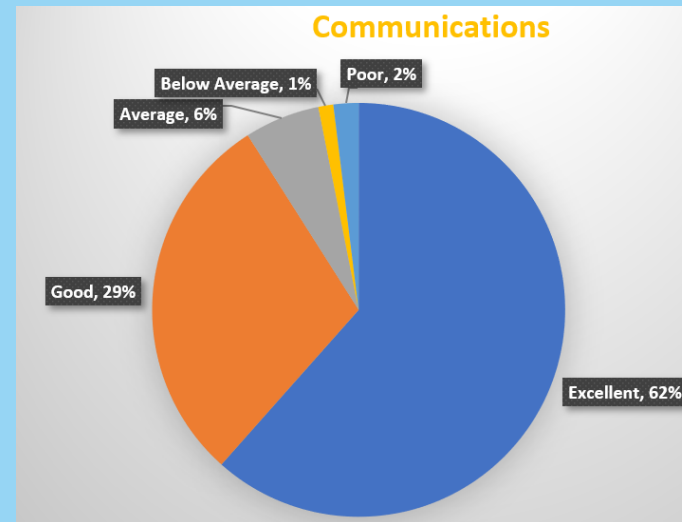
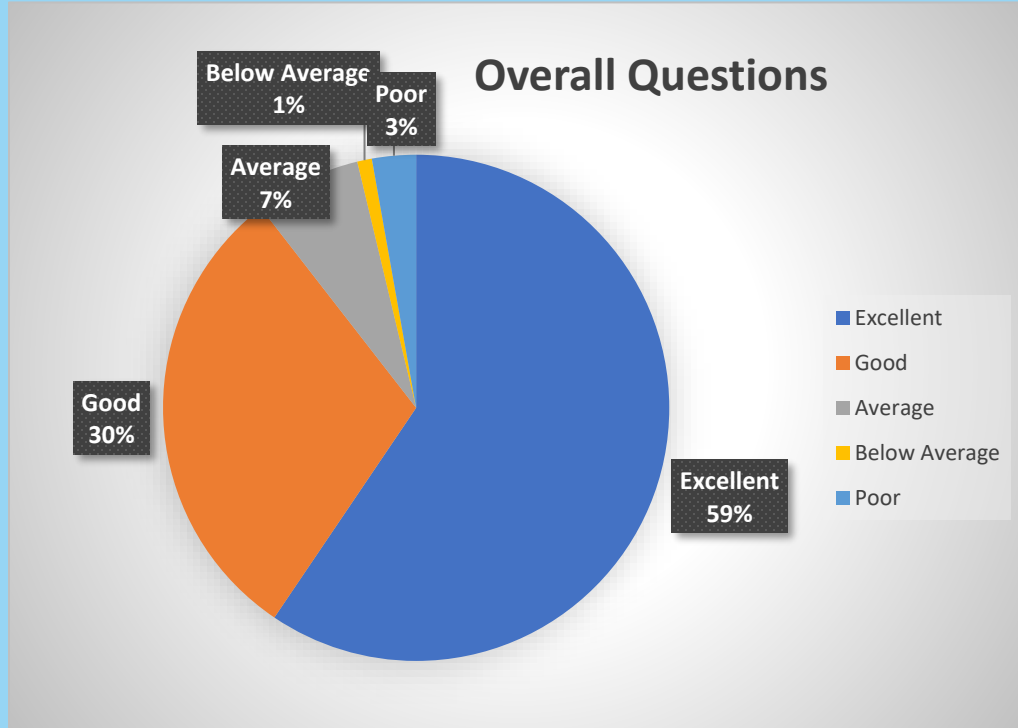
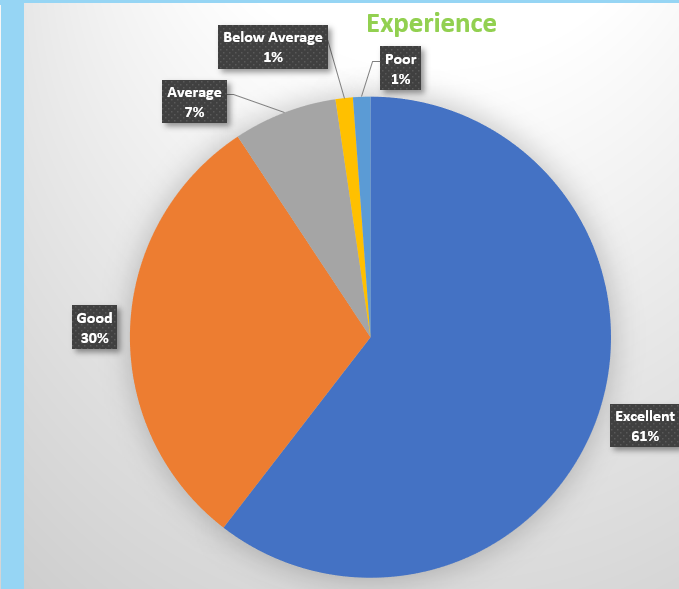
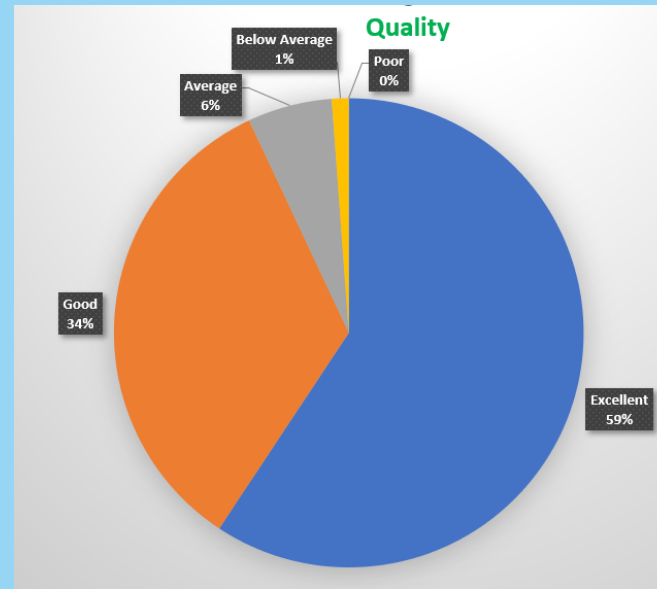
Feedback and Complaints

- **Factsheets**
- **User Guides with checklist**
- **Videos**
- **Question & Answer Up-dates**
- **Inspections**

by visiting camden.gov.uk/the-latest-chalcots-major-works-updates

Satisfaction Levels based on forms completed and returned – 26% Return Rate (85/322)

All Returns	
Bray	12
Burnham	6
Dorney	7
Taplow	60
TOTAL	85



Support, Events and Activities

Up and running

Respite Lounges in basement of Bray

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 sessions

Long cabin for homework clubs

2 additional respite lounges (Burnham and Dorney)

Extended swimming passes

In Development

Working with Young People

'Welcoming Outdoor spaces', subject to TRA confirmation

Planned

Summer Event –
Saturday, 6 July
2024

Leaving site and
leaving behind
welcoming spaces

Social Value Commitments

So Far

Working with **4 local businesses**

7 apprentices from Camden

26 individuals hired from Camden

2 residents of Chalcots Estate have been hired by McLaren

Over **320 hours** have been volunteered with local organisations and charities, including Doorstep London, London Irish Centre, The Winch, and Camden Think & Do

McLaren have revamped The Winch's reception area, including new flooring, redecoration, and a new accessible ramp

Over **100 hours** have been spent with local schools, including providing workshops to students at Acland Burghley, carrying out mock interviews with Hampstead School, and having a stand at UCL Academy's apprenticeship and careers fair

6 Resident Community Events so far, including Christmas events, Santa abseiling, Summer events, Halloween arts & crafts

In Progress

McLaren will be hiring further apprentices

More employment opportunities for local people

Another summer, Halloween, and Christmas event will be organised for residents and families

The team will continue to volunteer with local organisations, charities and schools

A full programme of events at the children's cabin will be shared with residents. This will include homework clubs, family yoga, etc

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
7 MAY
FROM **4PM TILL 7PM****



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



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



EVENTS SUCH AS **SUMMER
EVENT ON
6 JULY**, RESIDENT
ACTIVITIES, **MONTHLY
VIRTUAL MEETINGS**



OTHER ENGAGEMENT
ACTIVITIES – **MONTHLY
NEWSLETTER, SCREEN, Q&AS,
WEBPAGE, UPDATE LETTER
2ND WEEK MAY**



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

Next Major Works Meet Ups

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

Next Meeting - Thursday 23 May 2024 at 7pm

Future meetings in 2024 at 7pm:

23 June

30 July

26 September

29 October

28 November



Thank you