

# Bray Burnham Dorney and Taplow Major Works Meet Up

23 May 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**

**After Care Initiative – Approach and Programme**

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)

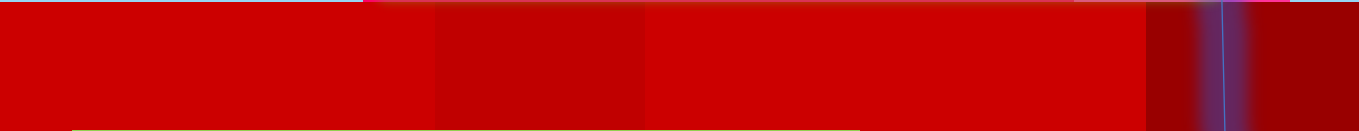


Install new windows at pace



95% - About 270 homes

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



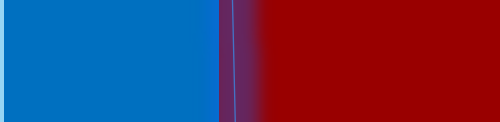
Replace the roof and install BMU



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



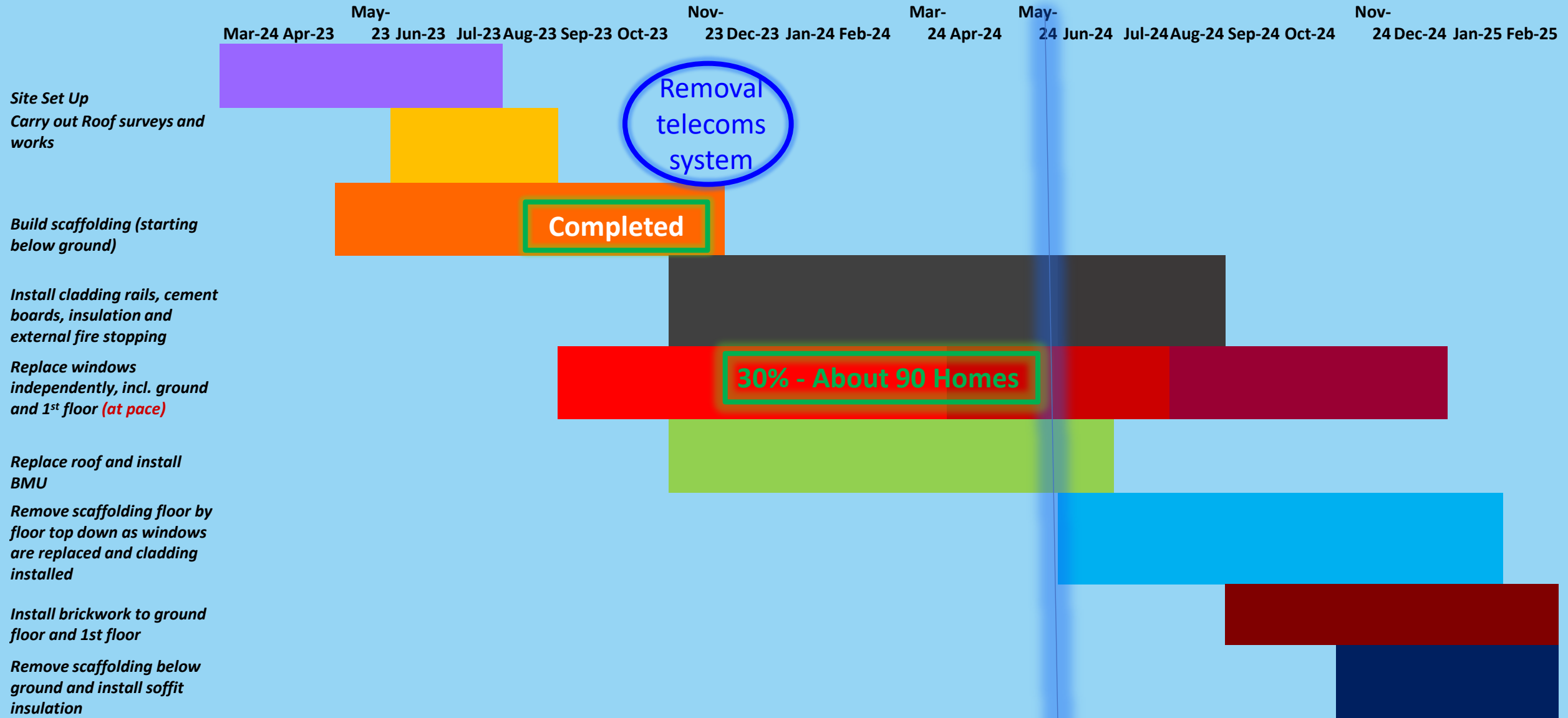
Replace the windows from floor 2 to ground floor and replace brick work



Remove scaffolding below ground and install insulation



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



# Bray and Taplow Towers - Facade Installation PROGRESS as at 23 May



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	White	15	Green	Green	Green	Green	Green
14	Green	Green	Light Green	Yellow	White	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	Yellow	White	11	Green	Green	Green	Green	Green
10	Green	Green	Green	Green	Yellow	10	Green	Green	Green	Green	Green
9	Green	Green	Yellow	Yellow	Yellow	9	Green	Green	Green	Green	Green
8	Green	Green	Green	Green	Yellow	8	Green	Green	Green	Green	Green
7	Green	Yellow	Yellow	Yellow	White	7	Green	Green	Green	Green	Yellow
6	Green	Green	Green	Green	Green	6	Green	Green	Green	Green	Green
5	Green	Green	Green	Yellow	Yellow	5	Green	Green	Green	Green	Green
4	Green	Green	Yellow	Yellow	White	4	Green	Green	Green	Green	Light Green
3	Green	Green	Green	Green	Green	3	Green	Green	Green	Green	Green
2	Green	Green	Yellow	Yellow	Yellow	2	Green	Green	Green	Green	Grey
1	Green	Grey	Grey	Grey	Grey	1	Light Green	Grey	Grey	Grey	Grey
G	Blue	Blue	Blue	Grey	Grey	G	Blue	Blue	Blue	Grey	Grey



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	May 2024
	Floor 20		
	Floor 19		
March 2024	Floor 18 – Part 1	April 2024	June 2024
	Floor 18 – Part 2		
April 2024	Floor 17	May 2024	June 2024
	Floor 16		
May 2024	Floor 15	June 2024	To Be Confirmed
	Floor 14		
June 2024	Floor 13	To Be Confirmed	
	Floor 12		
July 2024	Floor 11		
	Floor 10		
	Floor 9		
	Floor 8		
	Floor 7		
	Floor 6		
	Floor 5		
	Floor 4		
	Floor 3		
	Floor 2		
August 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 23 May



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

Dorney						
Floor						
22	Green	Green	Green	Green	Light Green	White
21	Green	Green	Green	Green	White	White
20	Green	Green	Green	Green	White	White
19	Green	Green	Green	Green	White	White
18	Green	Green	Green	Green	White	White
17	Green	Green	Green	White	White	White
16	Green	Green	Green	Green	White	White
15	Green	Green	Green	Green	White	White
14	Green	Green	Green	Green	White	White
13	Green	Light Green	Light Green	White	White	White
12	Green	White	White	White	White	White
11	Light Green	Light Green	White	White	White	White
10	Light Green	Light Green	White	White	White	White
9	White	White	White	White	White	White
8	Green	White	White	White	White	White
7	Green	Green	Green	White	White	White
6	Green	Green	Green	Green	White	White
5	Green	Green	Green	Green	White	White
4	Grey	Grey	Green	Green	White	White
3	Grey	Grey	Green	Green	White	White
2	Grey	Grey	Green	White	White	White
1	Green	White	White	White	White	White
G	Green	Blue	Blue	Blue	Blue	Blue



# Recent Resident Queries and Concerns

Pace and approach of Cladding installation

Roof works – construction phases explained

Works relating to ground floor flats

Lobby Windows installation and Ventilation

Ventilation with new windows

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

by visiting [camden.gov.uk/the-latest-chalcots-major-works-updates](https://camden.gov.uk/the-latest-chalcots-major-works-updates)



# Ventilation with New Windows

## Summary of previous communication and Up-date

### 10 cm opening

Child safe setting - Same as previous windows

Similar ventilation levels to previous windows – larger opening part of window than in original design

Tilt only windows with winders – safe opening up to 20 cm as bottom hung and opening at top and designed based on resident feedback

Windows with handles in tilt position can close by themselves in strong drafts – a simple solution is finalised

### 90 degree key is an option

Intended use –  
purge ventilation

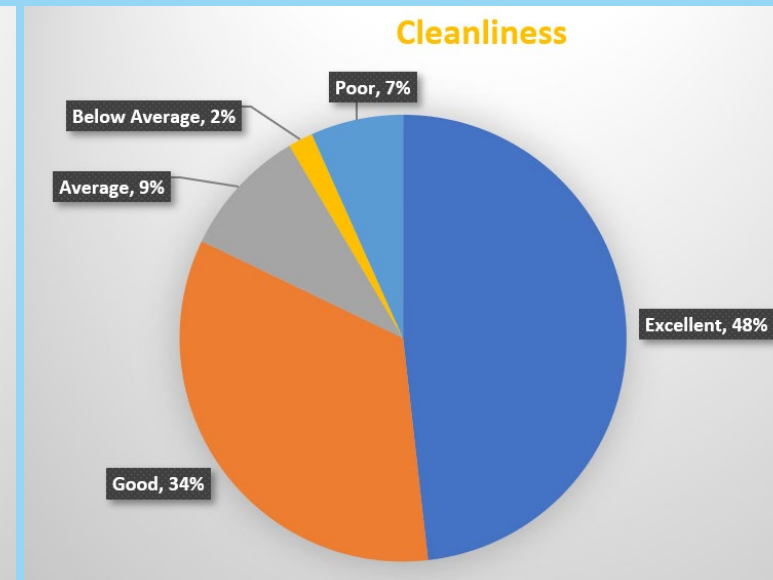
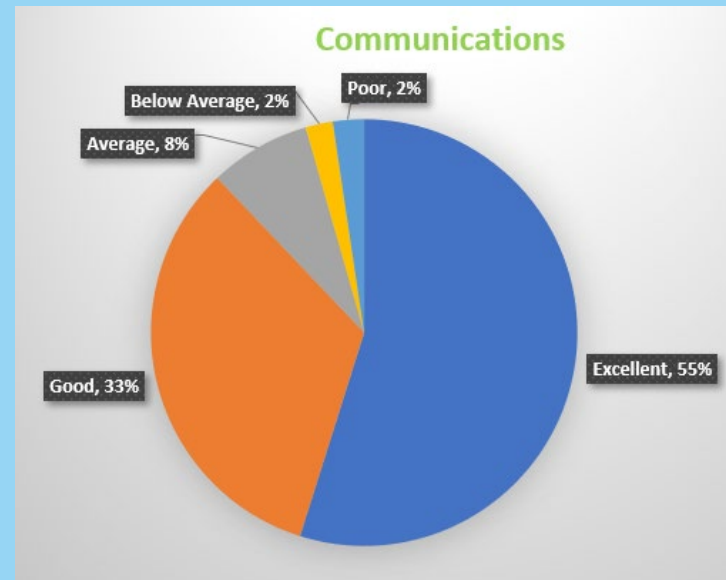
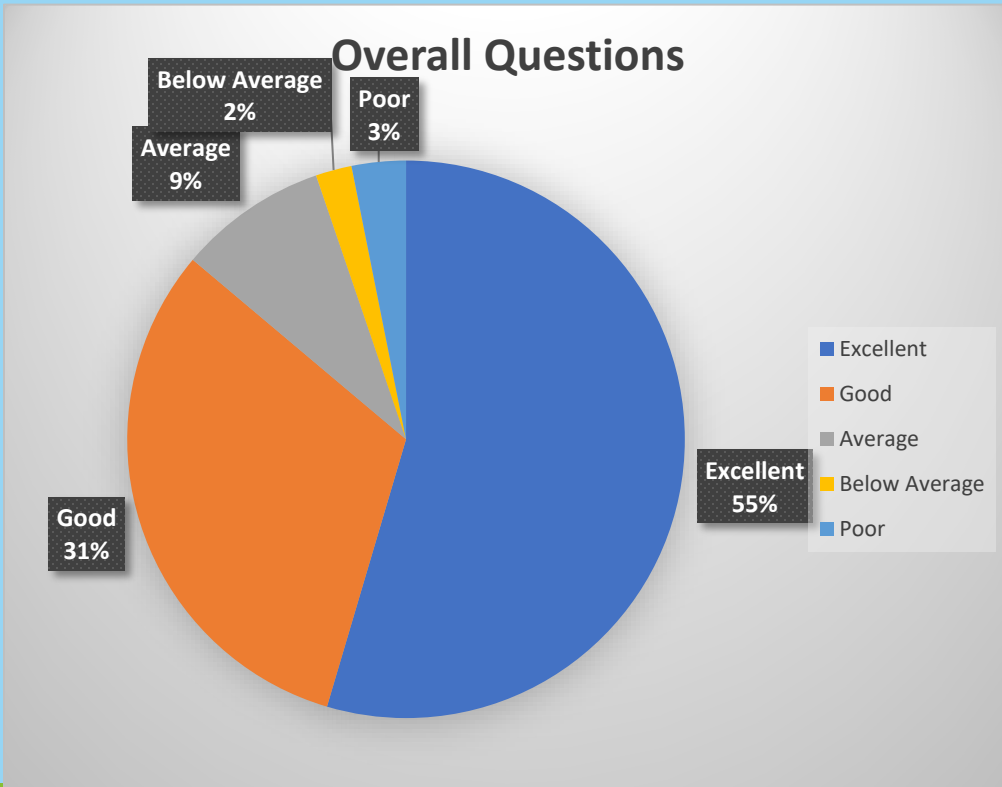
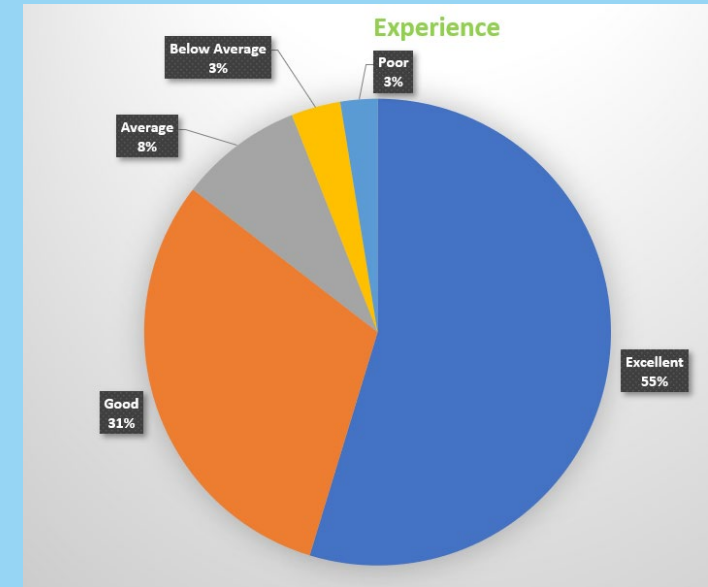
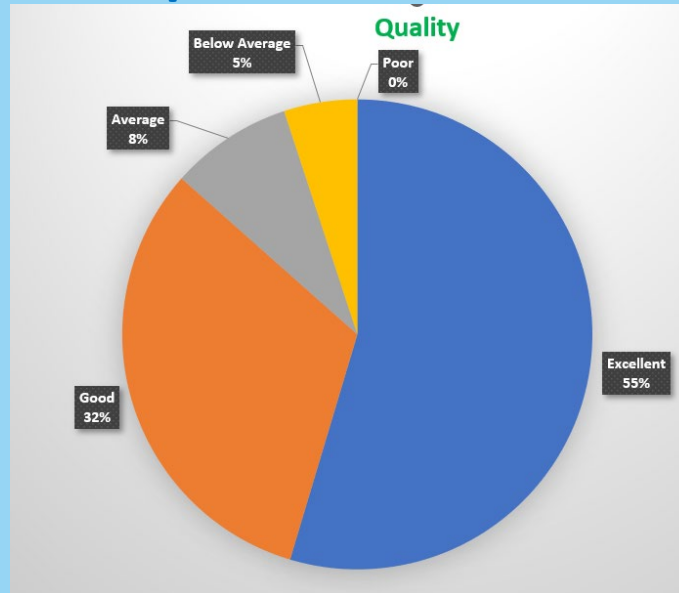
Individual risk  
and preference

Clear user-guide  
and advice

# Satisfaction Levels based on forms completed and returned – 32% Return Rate (113/344)

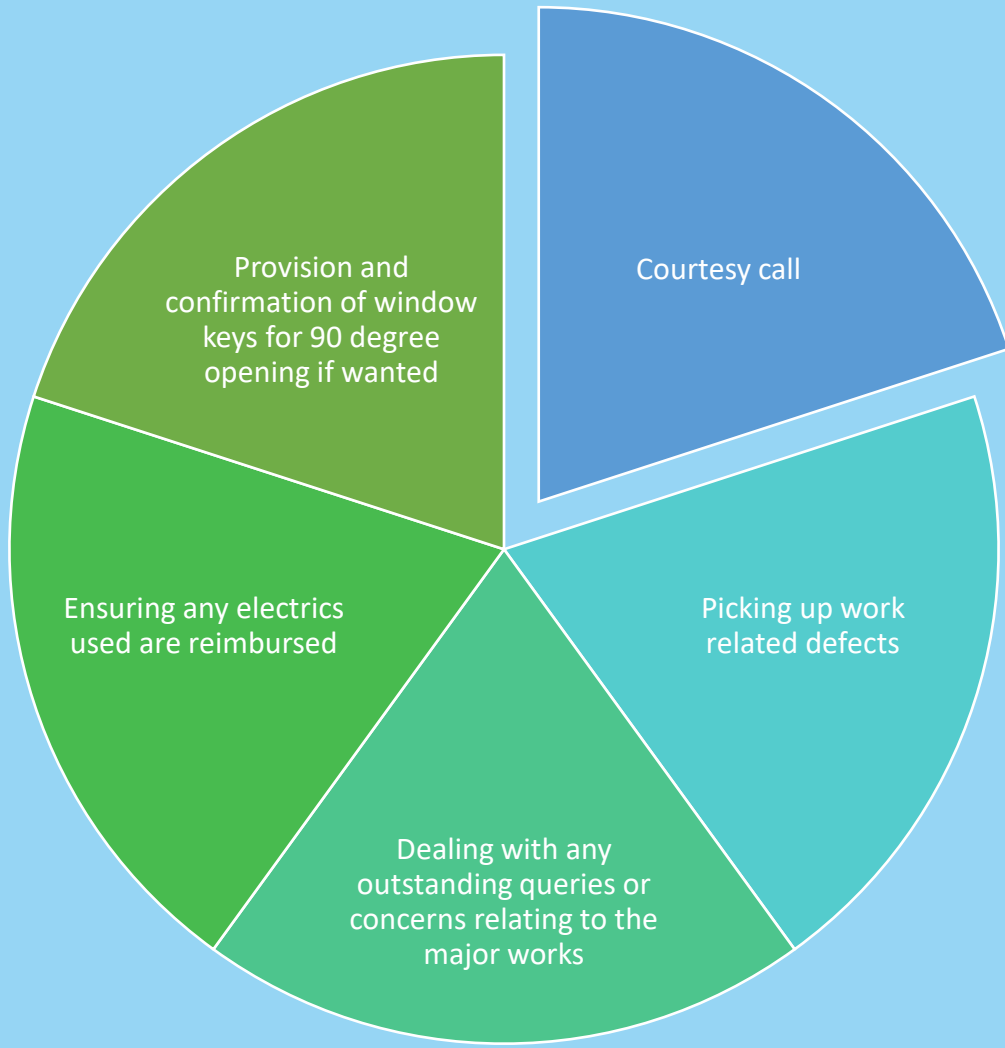
Total Returns following works in homes – 113

- Bray – 25
- Burnham – 8
- Dorney – 20
- Taplow – 60

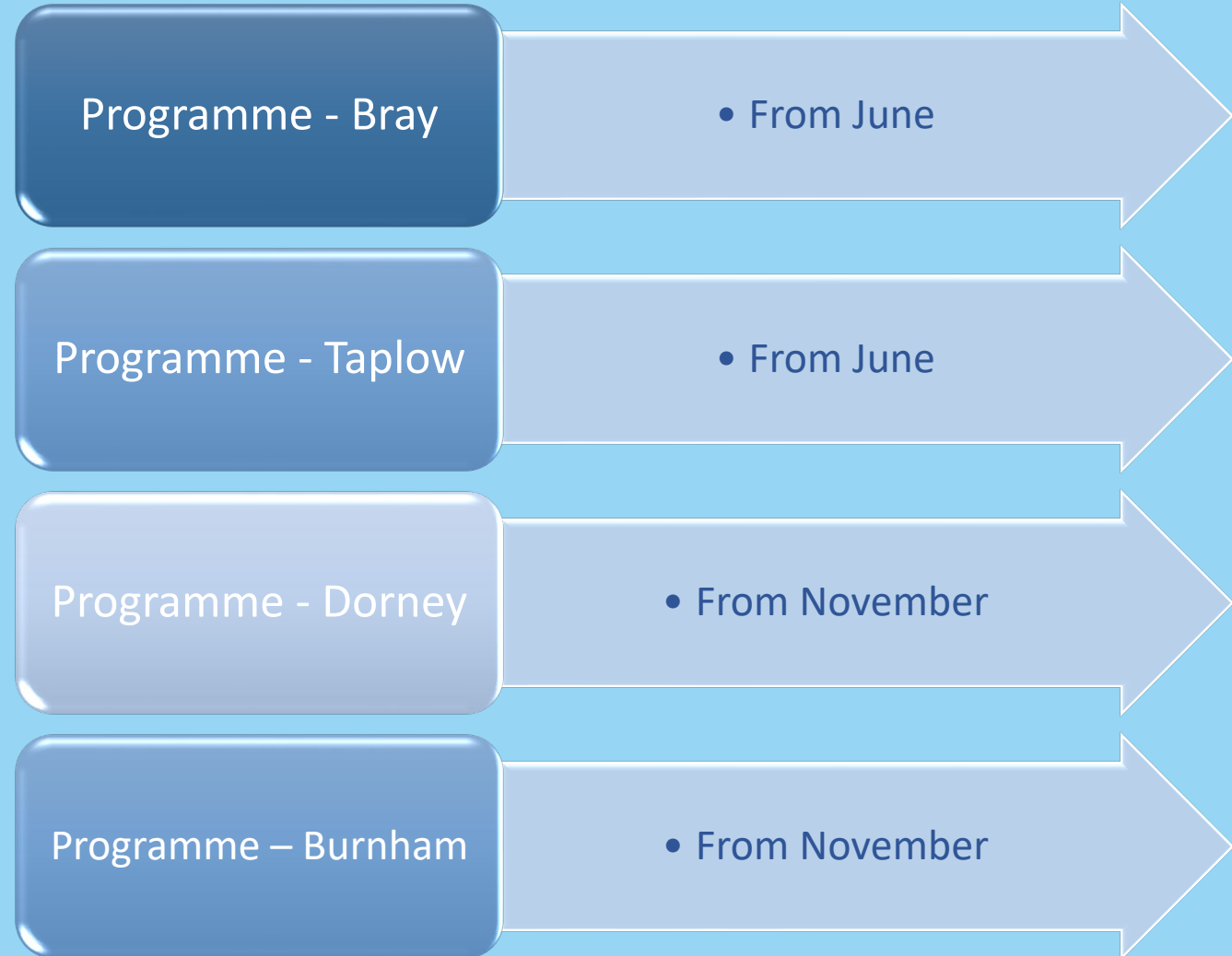


# After Care Initiative

## Approach



## Programme



# 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

# 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  
**28 MAY**  
FROM 4PM TILL 7PM**



RECENT **OPEN DAYS** WERE A  
GREAT SUCCESS – NEXT OPEN DAY  
– **SATURDAY**  
**1 JUNE**  
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**  
**UNDER WAY**



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** - Tuesday 25 June 2024 at 7pm

**Future meetings in 2024 at 7pm:**

	30 July		
26 September	29 October	28 November	



Thank you