

# Bray Burnham Dorney and Taplow Major Works Meet Up

26 March 2024 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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**Queries and Concerns**

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**Social Value Commitments**

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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

Site set up



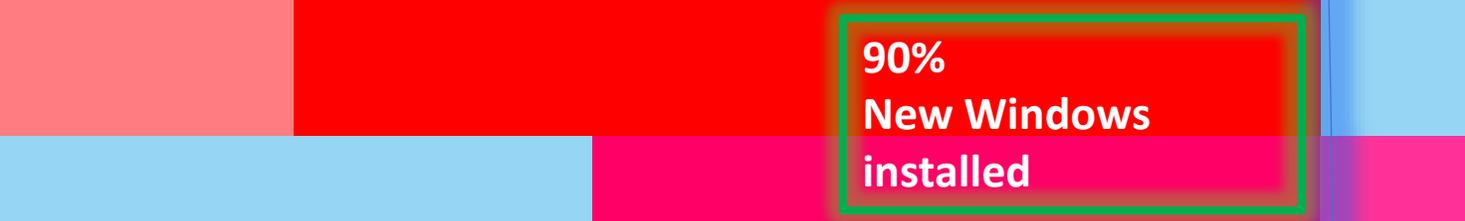
Build scaffolding



Carry out roof works



Replace windows independently across the building (including soft start for quality)  
Install new windows at pace



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



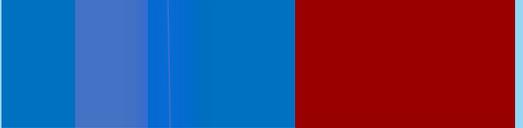
Replace the roof and install BMU



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



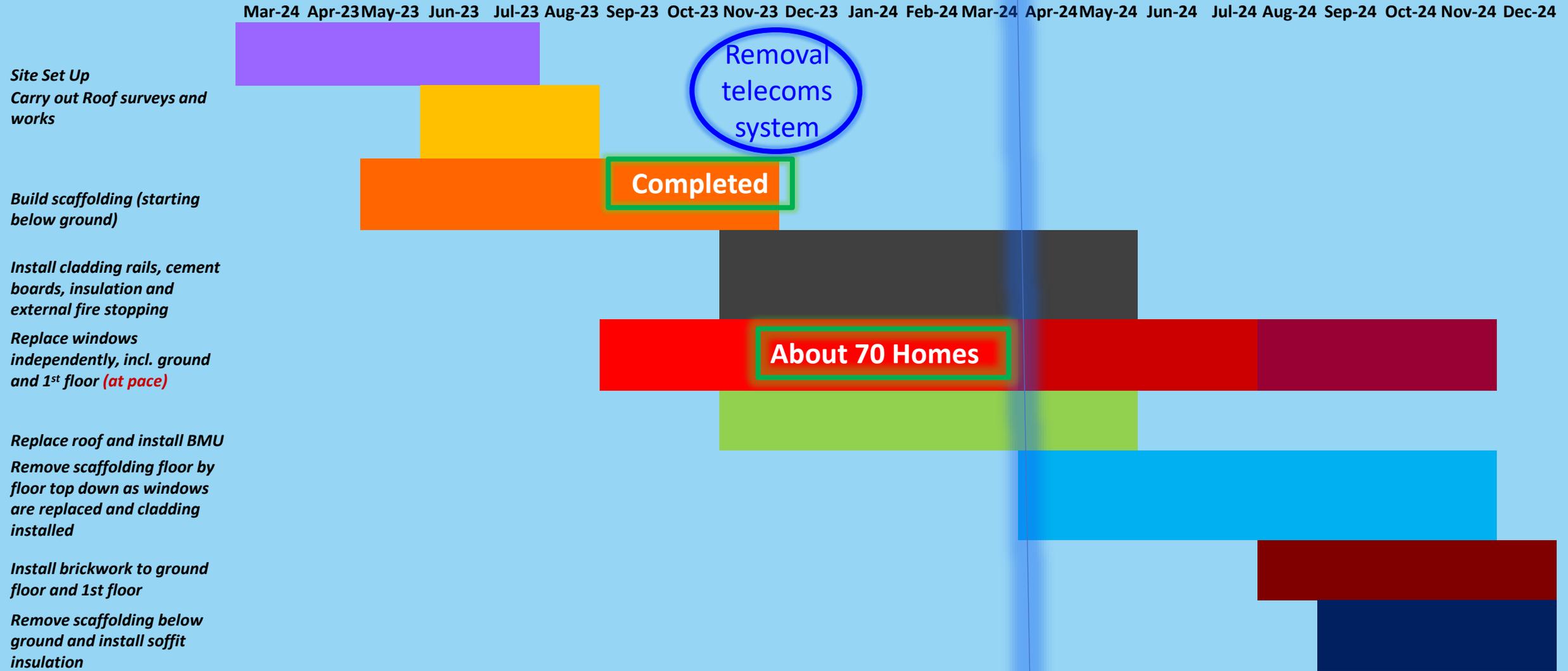
Replace the windows from floor 2 to ground floor and replace brick work



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 26 March



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

**Taplow**

- 110 Completed
- 1 In progress
- 20 Planned April - subject to access
- 15 Planned in May - subject to access
- 2 Subject to scaffold removal and access
- 5 Ground floor - simple window replacement - subject to access
- 8 More engagement required
- Cladding Installed

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

**Bray**

- 133 Completed
- 3 In progress
- 11 Planned in April - subject to access
- 0 Planned in May above bricked area - subject to access
- 8 Subject to scaffold removal and access
- 5 Ground floor - simple window replacement - subject to access
- 0 More engagement required
- Cladding Installed



**Subject to Access into Homes**

# WAY FORWARD - 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 23 to 31 Jan 24	April 2024	
28 November to 22 December (Part of Tower) From 8 January to 29 February (Remaining Part)	Floor 21			
	Floor 20			
	Floor 19	March 2024		
	Floor 18			
March 2024	Floor 17	May 2024		
	Floor 16			
April 2024	Floor 15	To Be Confirmed		
	Floor 14			
	Floor 13			
	Floor 12			
	Floor 11			
	May 2024			Floor 10
				Floor 9
	June 2024			Floor 8
				Floor 7
				Floor 6
July 2024	Floor 5			
	Floor 4			
	Floor 3			
August 2024	Floor 2			
August 2024	Floor 1	August 2024		
August 2024	Ground Floor	August 2024		
August 2024	Basement -1	August 2024		
N/A	Basement -2	August 2024		

**New Windows must be installed for scaffold removal**  
**Subject To Access**

# WAY FORWARD – Construction at Burnham & Dorney Towers



**Burnham Tower**

27 homes with new windows

4 homes are being prepared



**Dorney Tower**

33 homes with new windows

6 homes are being prepared

# Recent Resident Queries and Concerns

Heating

Lobby Window installation – Approach

Window Replacement to Ground Floor flats

Options and Choices

Use of electricity during works

Standard of cleaning

After Care

Disturbance Allowance

Various inspections – fire doors, fuse boxes

- **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)

# 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

## In Development

Respite lounges in basement of Dorney – Opens from **April**

Working with Young People

'Welcoming Outdoor spaces', subject to TRA confirmation

Extending swimming passes for Bray and Taplow residents to the end of August 2024 – imminent

## Planned

'Chalcots Market Place' – 26 April 2024

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**  
**23 APRIL**  
**FROM 4PM TILL 7PM**



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



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



EVENTS SUCH AS **MARKET PLACE** ON **26 APRIL**, **SUMMER EVENT** ON **6 JULY**, RESIDENT ACTIVITIES, **MONTHLY VIRTUAL MEETINGS**



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



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 30 April 2024 at 7pm

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

20 May

23 June

30 July

26 September

29 October

28 November



Thank you