

Bray Burnham Dorney and Taplow Major Works Meet Up

29 February 2024 at 7pm



Key Themes for Tonight

Major Works Projects – **Where we are**

Progress Overview

Way Forward and Estimated Timelines

Fire Safety

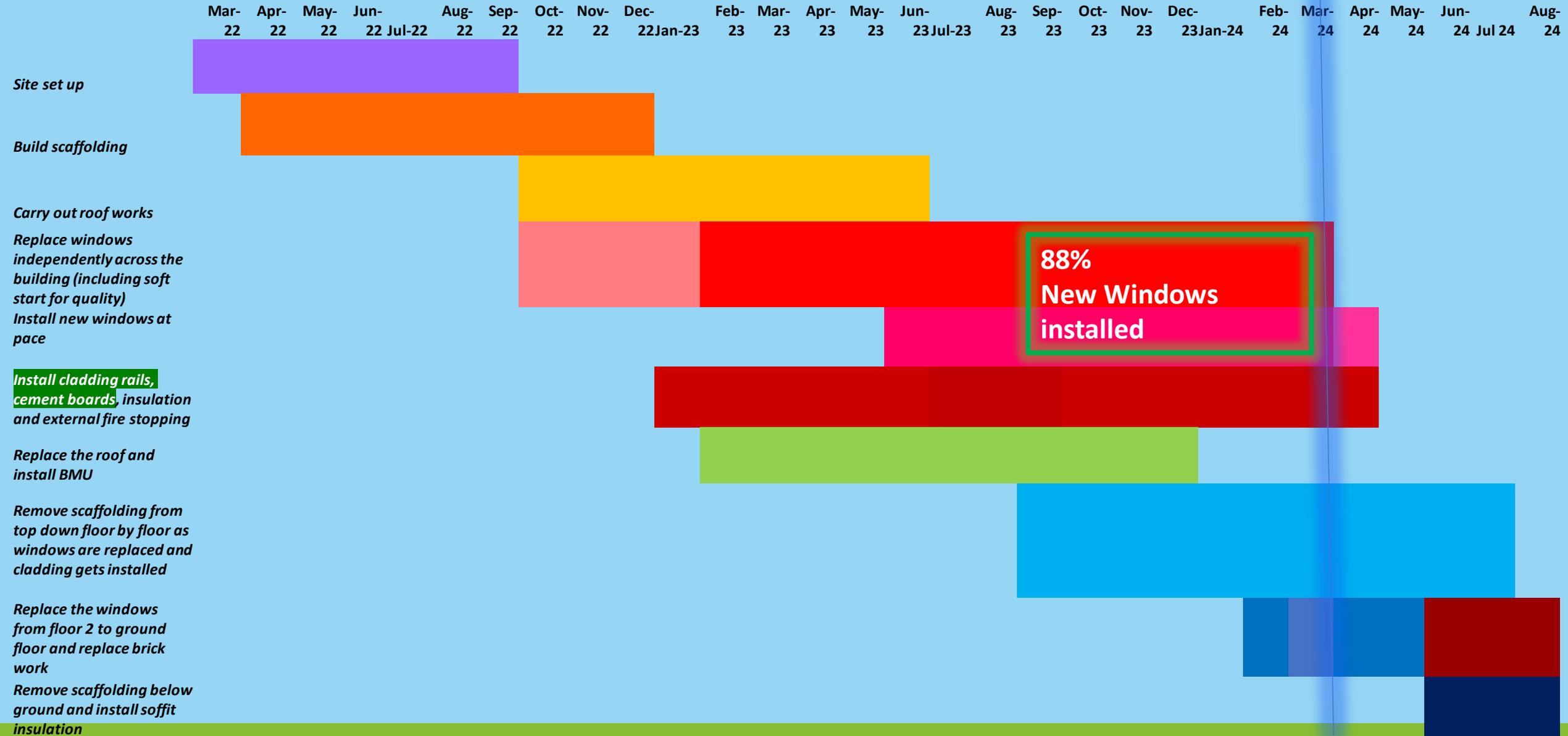
Queries and Concerns

Resident Engagement and Events

Questions & Answers

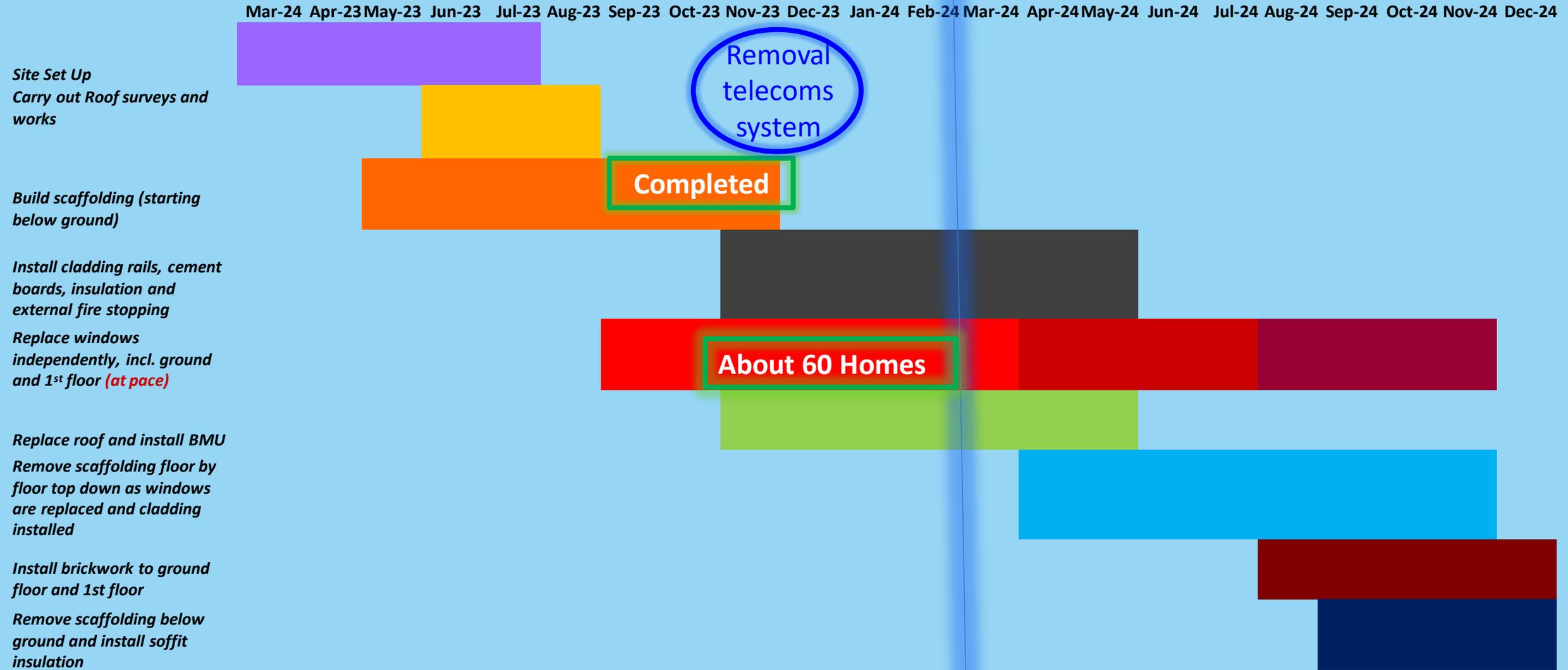


Where are we? - High Level Programme for Bray and Taplow Towers (subject to change)



**88%
New Windows
installed**

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



Major Works Project – Bray and Taplow Towers

Window Installation **PROGRESS** as at 29 February



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



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

New Windows must be installed for scaffold removal
Subject To Access

WAY FORWARD – Construction at Burnham & Dorney Towers



Burnham Tower

23 homes with new windows

4 homes are being prepared



Dorney Tower

27 homes with new windows

6 homes are being prepared

Recent Resident Queries and Concerns

Works relating to ground floor flats

Fire protection line – Façade (Cladding and Windows)

Heating & Condensation Data

Window orders - Timelines

Lobby Window installation - Approach

After Care

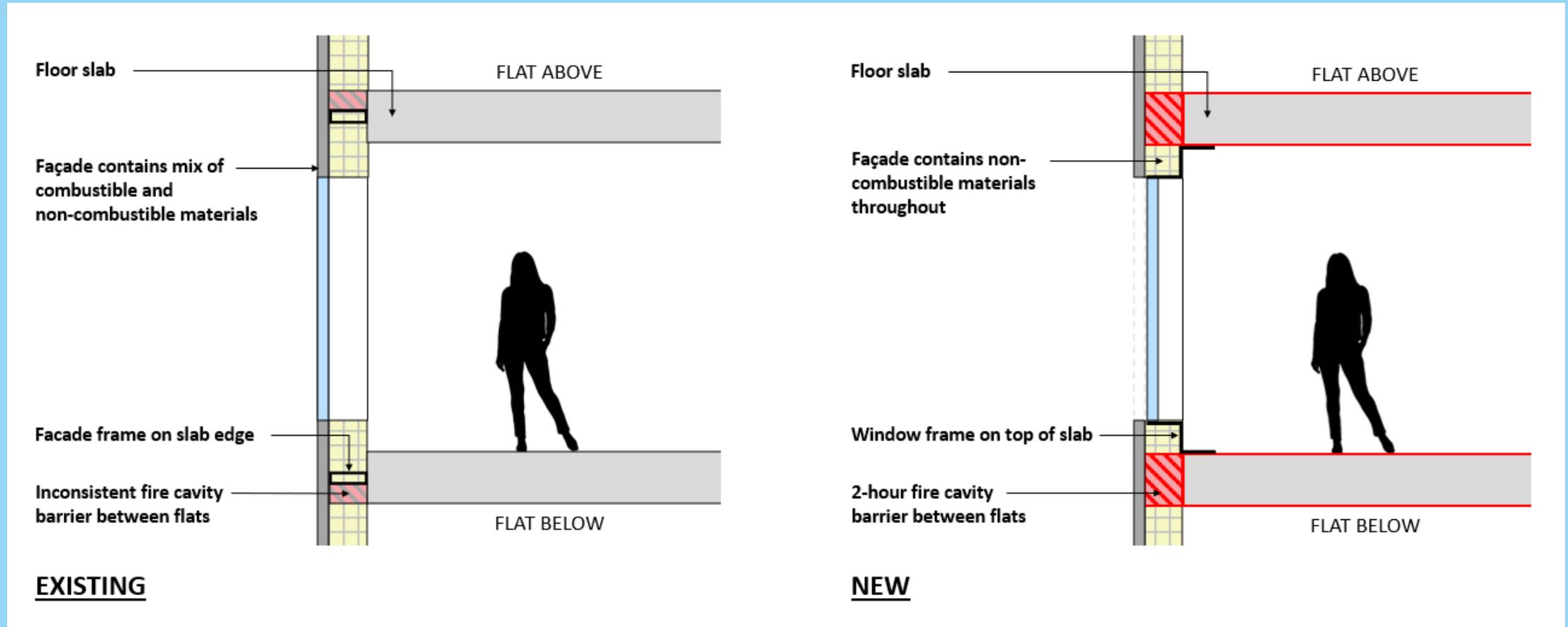
Disturbance Payments

Checking Fuse box

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

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

Façade - Fire Safety



Installing new non-combustible insulation, 2-hour fire cavity barriers, and a non-combustible façade system is a critical step in enhancing the fire safety of the towers. The existing combustible materials and inconsistent fire stopping will be removed. New fire cavity barriers are then installed at the junction between flats within the building facade. This complete approach aims to create a robust and resilient strategy, minimising the risk of fire spread and ensuring the safety of occupants.

Façade - Fire Safety (Windows)

FIRE SAFETY ILLUSTRATION

1. EXISTING WINDOWS

Windows and spandrel panel below windows are attached to the concrete structure of the building, bringing the façade further out.



Simple plaster board, inconsistent fire stopping and some non regulatory materials in places



2. STICK WINDOW SYSTEM

Original design for new window installation with same curtain wall principle as existing windows



Consistent fire stopping and removal of non regulatory materials



3. NEW WINDOWS

Revised Installation method applied following test where the new window is installed directly against the concrete of the building



Improvements beyond previous design as the window sits within the concrete structure, consistent and uncompromised fire stopping is applied as the original window frames can be accessed and removed

Façade - Fire Safety (Windows)

Previous window system location



Compressed Rockwool (approved natural fire stopping material)



Metal cassette positioned into opening as base for the new window within the concrete structure of the building

Issues and Resolution

Heating Issues		Condensation Issues
<ul style="list-style-type: none">• Installation issue, e.g. valve inadvertently switched off• Air trapped in the system• User error	10%	<ul style="list-style-type: none">• Lack of ventilation, especially when drying clothes indoors, cooking• Lack of external insulation to the walls
Boiler issues	90%	
Other issues – Draft inside home (Bray tower only) alignment of external cap to trickle vent		

Data has been captured in 20 homes and the first part is analysed to make sure all issues are identified and addressed

Devices were all positioned in the lounge opposite the radiator location (Trench and Vertical Radiators)

Data Analysis

As specified in terms of technical performance

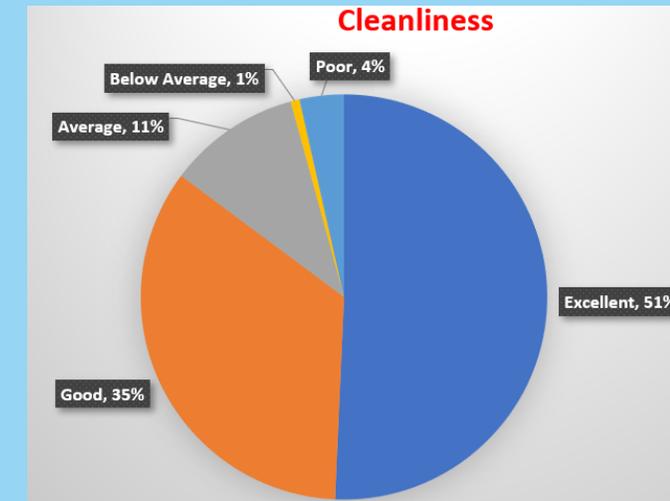
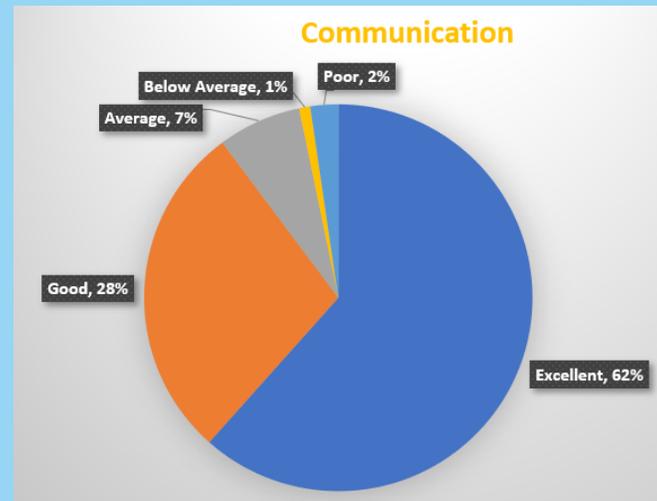
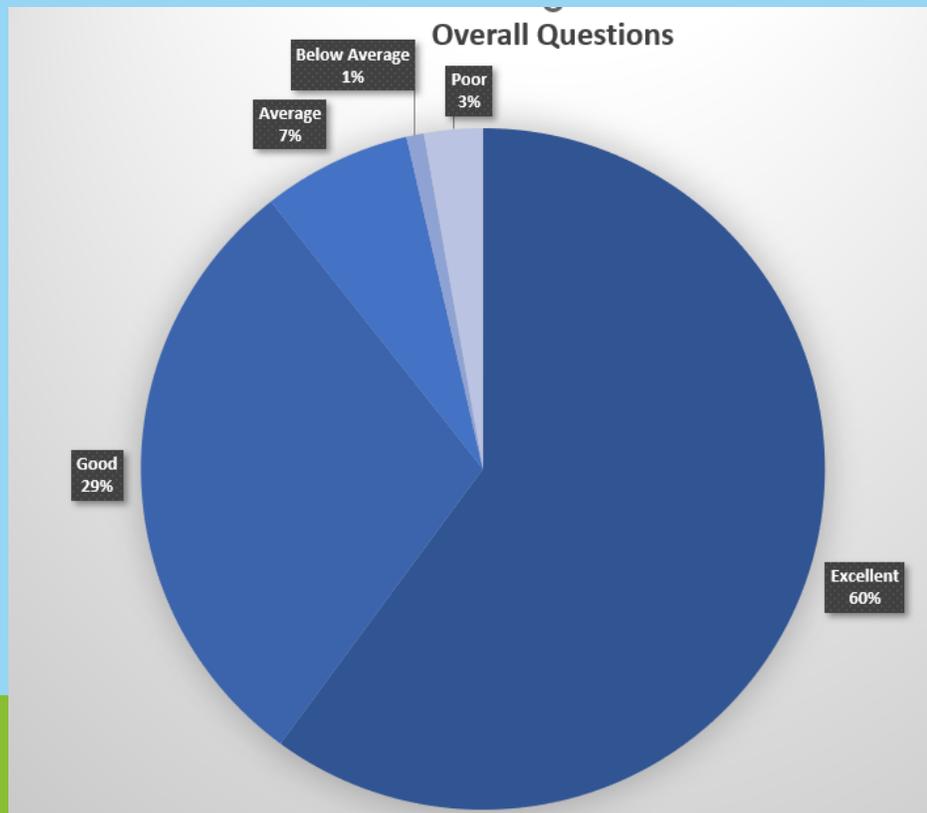
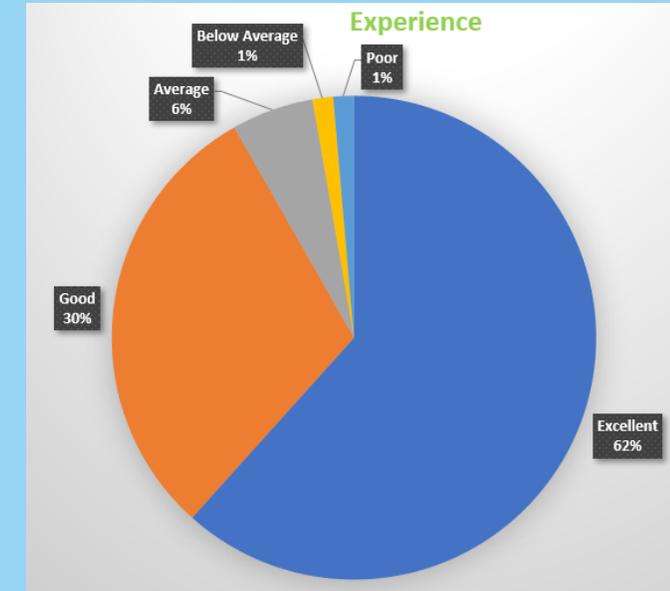
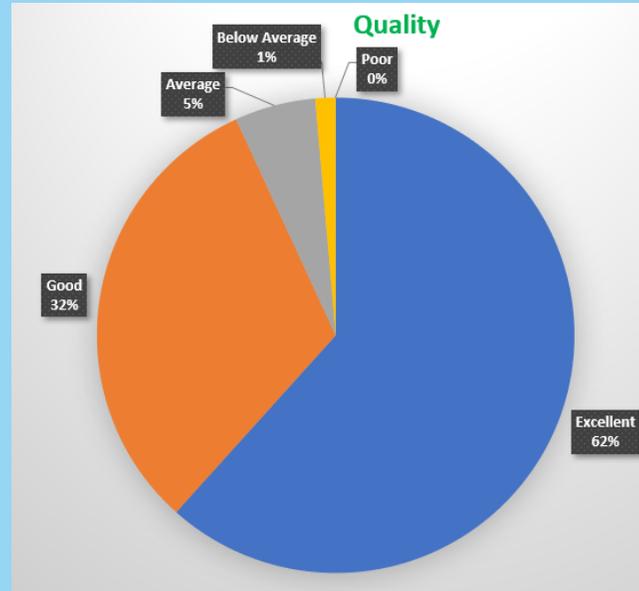
Confirmation that new radiators achieve a minimum of 21 C even without external insulation

Device No.	Device Serial Number	Device Status	Flat	Tower	Type	Date Placed	Date Retrieved	Logged	New Boiler?	No. of days in Flat	No. of Readings	Max Temp (°)	Min Temp (°)	Avg Temp (°)	Max Humidity (%)	Min Humidity (%)	Avg Humidity (%)	Size	Insulation	North	East – Little sun	South	West - Windy
		Active		Bray	Tenant	09-Jan-24	16-Feb-24	Y		38	1972	26.3°C	17.1°C	21.6°C	67.90%	45.80%	57.50%	1 bed	Insulation	North			
		Active		Bray	HAFH E	22-Dec-23	16-Feb-24	Y	Y	56	2841	24.2°C	6.0°C	16.8°C	84.30%	36.70%	62.50%	2 bed	Bare Concrete	South		East	
		Active		Bray	Tenant	09-Jan-24	16-Feb-24	Y		38	1973	26.7°C	16.5°C	21.1°C	60.90%	30.80%	48.80%	1 bed	Bare Concrete	North			West
		Active		Taplow	HAFH	22-Dec-23	19-Feb-24	Y	Y	59	2840	24.4°C	12.3°C	18.1°C	65.40%	32.30%	46.60%	Studio Flat	Bare Concrete		South		
		Active		Taplow	HAFH	22-Dec-23	19-Feb-24	Y		59	2841	24.1°C	13.1°C	21.3°C	72.80%	31.60%	50.70%	3 bed	Bare Concrete	North		East	
		Active		Taplow	HAFH E	22-Dec-23	19-Feb-24	Y		59	2841	24.3°C	10.2°C	15.4°C	76.70%	35.90%	56.10%	Studio flat	Bare Concrete		South		
		Active		Bray	Tenant	18-Jan-24	16-Feb-24	Y	Y	29	1538	25.9°C	16.6°C	23.3°C	65.60%	32.70%	52.40%	Studio flat	Bare Concrete		South		

Satisfaction Levels based on forms completed and returned – 33% Return Rate (72/218)

Overall Experience

Count of Tower	Column Labels					
Row Labels	Poor	Below Average	Average	Good	Excellent	Grand Total
<i>Bray</i>	1			3	7	11
<i>Burnham</i>			1		2	3
<i>Dorney</i>				2	5	7
<i>Taplow</i>		1	2	17	31	51
Grand Total	1	1	3	22	45	72



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 March

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

Planned

'Chalcots Market Place' – 26 April 2024

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
26 MARCH
FROM 4PM TILL 7PM**



RECENT **OPEN DAYS** WERE A
GREAT SUCCESS – NEXT OPEN
DAY – **SATURDAY**
16 MARCH
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)
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Next Major Works Meet Ups

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

Next Meeting - Thursday 28 March 2024 at 7pm

Future meetings in 2024 at 7pm:

30 April

23 June

30 July

26 September

29 October

28 November



Thank you