

# Bray Burnham Dorney and Taplow Major Works Meet Up

30 January 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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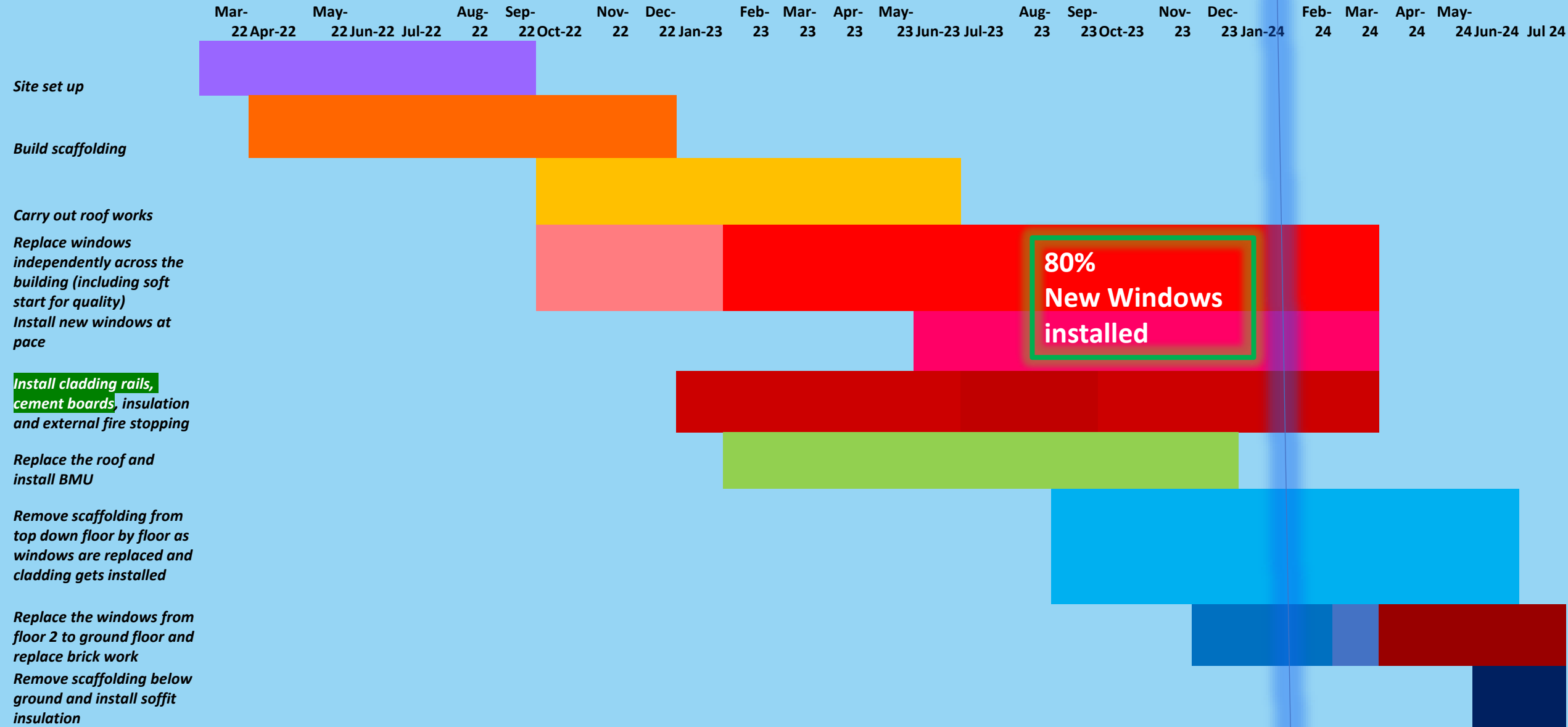
Resident Engagement and Events

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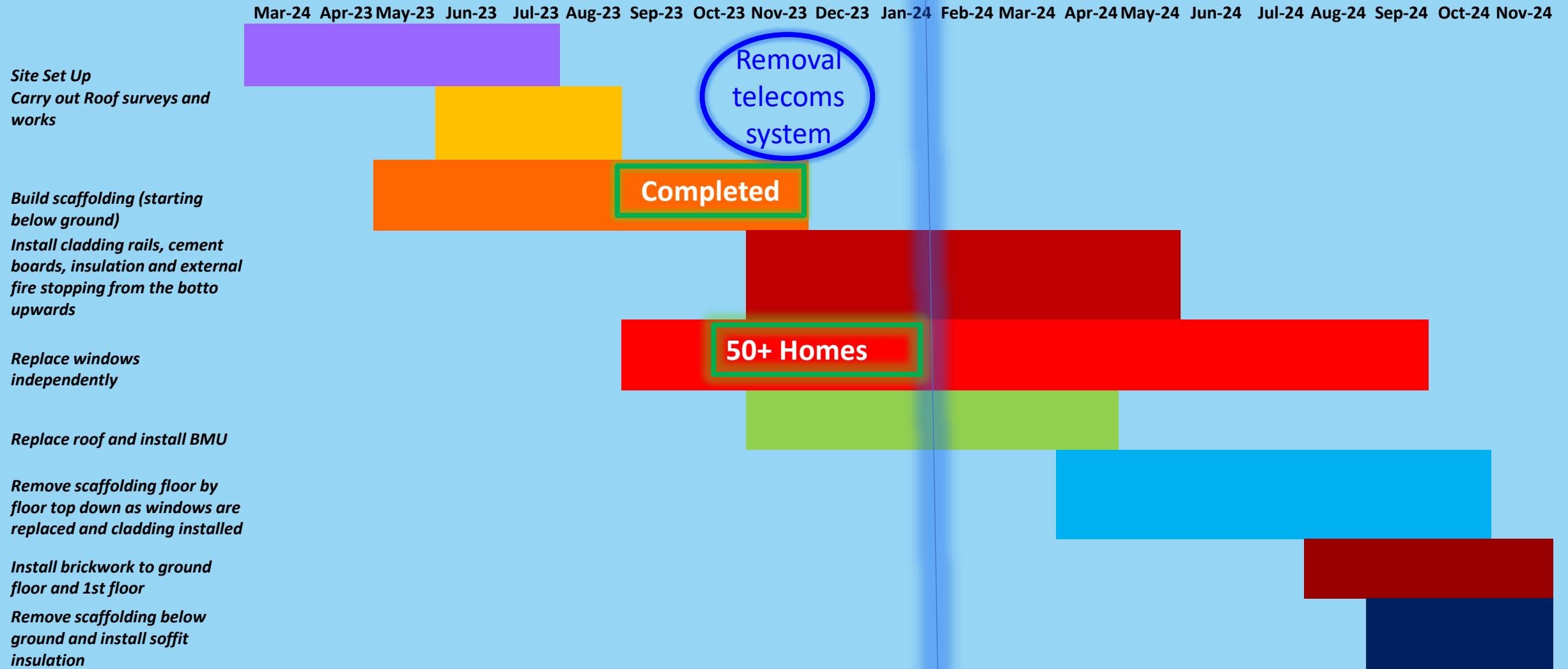
Questions & Answers



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



# 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 January

PROGRESS CHART Window Installatio 29-Jan-24

Taplow	
Floor	
22	Completed
21	Completed
20	Completed
19	Completed
18	Completed
17	Completed
16	Completed
15	In progress
14	Planned for February
13	Planned for February
12	Planned for February
11	Planned for February
10	Planned for February
9	Planned for February
8	Planned for February
7	Planned for February
6	Planned for February
5	Planned for March
4	Planned for March
3	Planned for March
2	Planned for March
1	Planned for April
G	Planned for April

Feb-24  
Feb-24  
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Feb-24  
Feb-24  
Mar-24  
Mar-24  
Mar-24  
Mar-24  
Apr-24  
Apr-24

Bray	
Floor	
22	Completed
21	Completed
20	Completed
19	Completed
18	Completed
17	Completed
16	Completed
15	Completed
14	In progress
13	Completed
12	Completed
11	Completed
10	Completed
9	Completed
8	Completed
7	Completed
6	Completed
5	Planned for February
4	Planned for February
3	Planned for February
2	Planned for March
1	Planned for March
G	Planned for March

Feb-24  
Feb-24  
Feb-24  
Feb-24  
Feb-24  
Feb-24  
Mar-24  
Mar-24  
Mar-24

**Taplow**  
■ 98 Completed  
■ 7 In progress  
■ 20 Planned for February  
■ 19 Planned for March  
■ 14 Planned for April

**Bray**  
■ 112 Completed  
■ 7 In progress  
■ 17 Planned for February  
■ 21 Planned for March

**Subject to Access into Homes**



# Major Works Project – Bray and Taplow Towers

## Window Installation **REASONS FOR RECENT PACE**



Anxiety  
caused by  
rumours

Housing  
management  
matters

New Team  
members –  
Training

No disruption  
for festive  
season



# WAY FORWARD - Bray and Taplow Towers' Scaffold Removal – Estimated Timelines



Bray	Roof	Taplow
25 September to 30 November	Floor 22	w/c 13 November (8 weeks)
28 November to 22 December (Part of Tower)	Floor 21	To Be Confirmed
From 8 January to 19 February (Remaining Part)	Floor 20	
	Floor 19	
19 February To 28 June	Floor 18	
	Floor 17	
	Floor 16	
	Floor 15	
	Floor 14	
	Floor 13	
	Floor 12	
	Floor 11	
	Floor 10	
	Floor 9	
	Floor 8	
	Floor 7	
	Floor 6	
Floor 5		
Floor 4		
Floor 3		
Floor 2		
June 2024	Floor 1	June 2024
June 2024	Ground Floor	June 2024
June 2024	Basement -1	June 2024
N/A	Basement -2	July 2024

**New Windows must be installed for scaffold removal**

**Subject To Access**



# WAY FORWARD – Construction at Burnham & Dorney Towers



## Burnham Tower

20 homes with new windows

7 homes are being prepared



## Dorney Tower

25 homes with new windows

6 homes are being prepared



# Resident Queries and Concerns

Upstands / Boxes and window sills

Fire protection line – Façade

Heating issues

Condensation

Cladding Panel Pattern

Roof Design

Ventilation

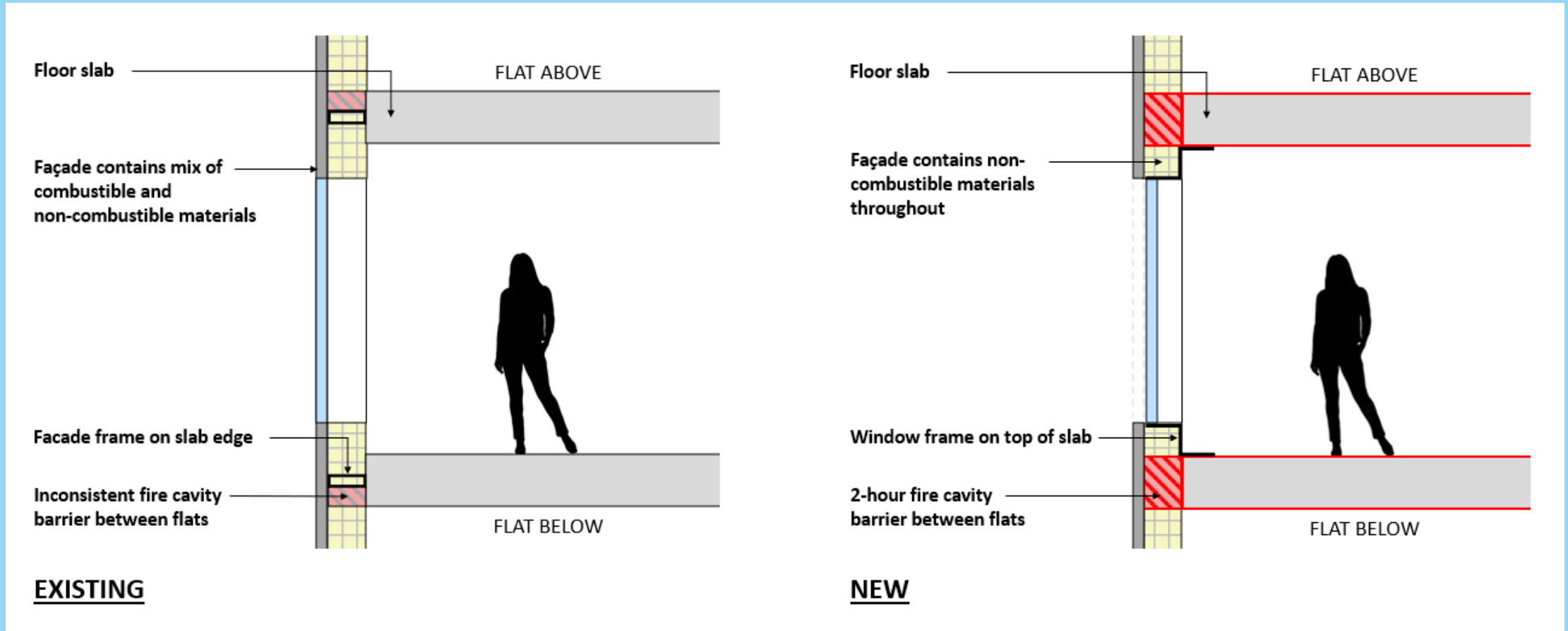
Warranties for Windows

Insurance

- **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)

# 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.

# Cladding Panel Pattern

## Key Objectives

### Fire Safety, Energy efficiency and aesthetically pleasing

- The appearance is as expected and complies with the approved slight levels of variation
- The panels are A1 fire rated and the finish will not provide an identical appearance such as powder coated panels
- The reflection changes with the type of daylight and viewing angle.
- Over time, the appearance will become less reflective and the pattern less visible
- The panels adhere to the same high quality standards in line with specification, independent of their reflective variation
- Same manufacturer as test panels displayed from October 2019 to May 2022

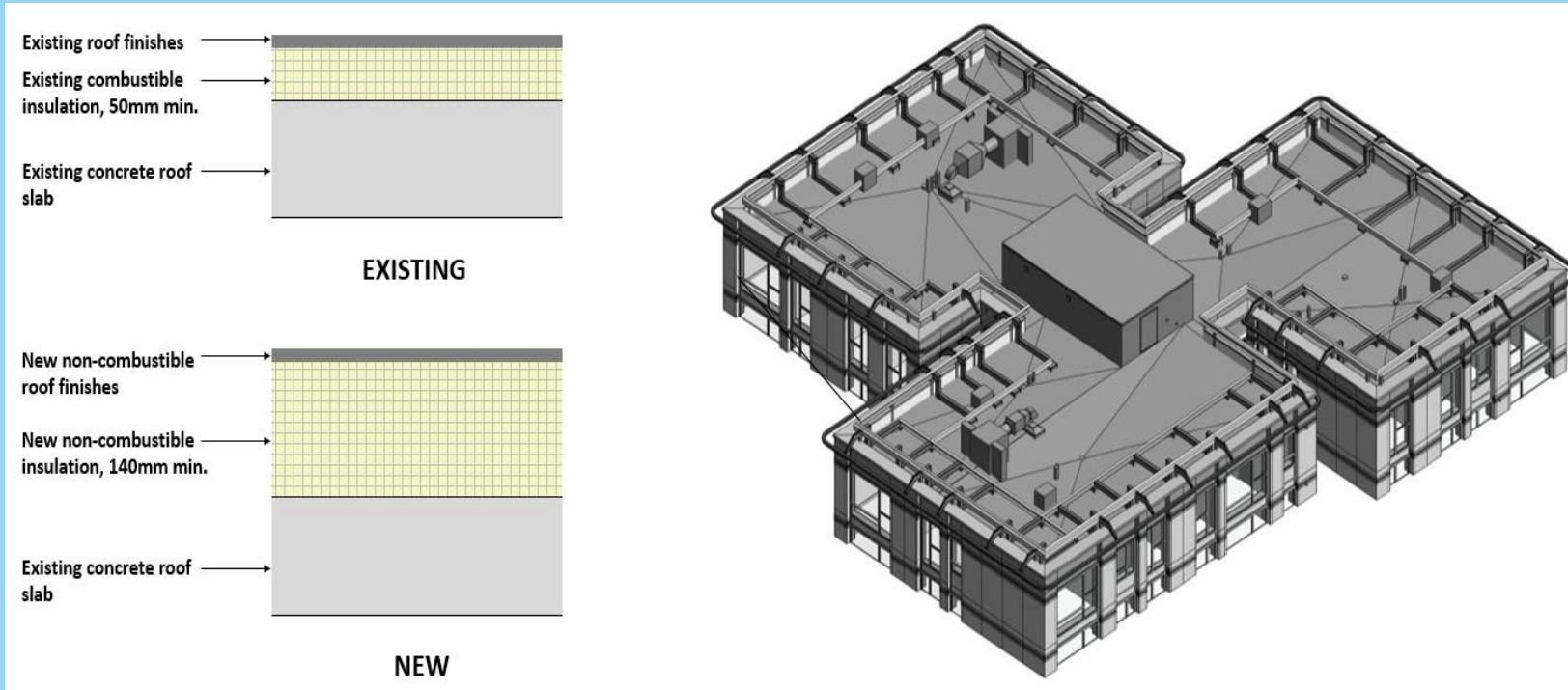




# New Roof

## Objectives:

- Improving safety and thermal performance
- Achieving fire resistance and energy efficiency



## Roof works include:

- the upgrading of insulation for improved safety and thermal performance
- Existing combustible insulation is being removed and replaced with new, non-combustible insulation and finishes
- This careful process will result in achieving a high performing insulation rating of  $0.35 \text{ W/m}^2\text{K}$  U-Value, in line with current British Standards and Building Regulations.
- The new roof drainage is designed to perform for a 1-in-100-year storm event
- A new and improved BMU (Building Maintenance Unit) is being installed to ensure maintenance of the full building envelope

# Issues and Resolution

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

***Data has been captured and is being analysed to make sure all issues are identified and addressed***

# Support, Events and Activities

## Up and running

Respite Lounges in basement of Bray

Additional respite cabin near dentist surgery at Bray

Resident Hall converted to a lounge at Bray and Burnham

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

Resident hall at Dorney as respite lounge – Opens 7 Feb.

Respite lounges in basement of Dorney – Opens from March

Working with Young People

'Welcoming Outdoor spaces', subject to TRA confirmation

## Planned

'Chalcots Market Place' – 26 April 2024

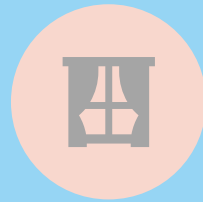
Summer Event – Saturday, 6 July 2024



# 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 **13 FEBRUARY** AND **27 FEBRUARY** 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)  
 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**

Salvatore Militello, Resident Liaison Officer (Burnham) on **07824 036 452** or  
**Salvatore.Militello@mclarengroup.com**

# Next Major Works Meet Ups

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

**Next Meeting - Thursday 29 February 2024 at 7pm**

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

28 March

30 April

23 June

30 July

26 September

29 October

28 November





Thank you