

Bray Burnham Dorney and Taplow Major Works Meet Up

19 March 2026 at 7pm



Key Themes



Major Works Projects

Where we are

Progress Overview

Way Forward and Estimated Timelines

Other Works Up-Dates

including Final Activities, After Care Visits

Resident Feedback

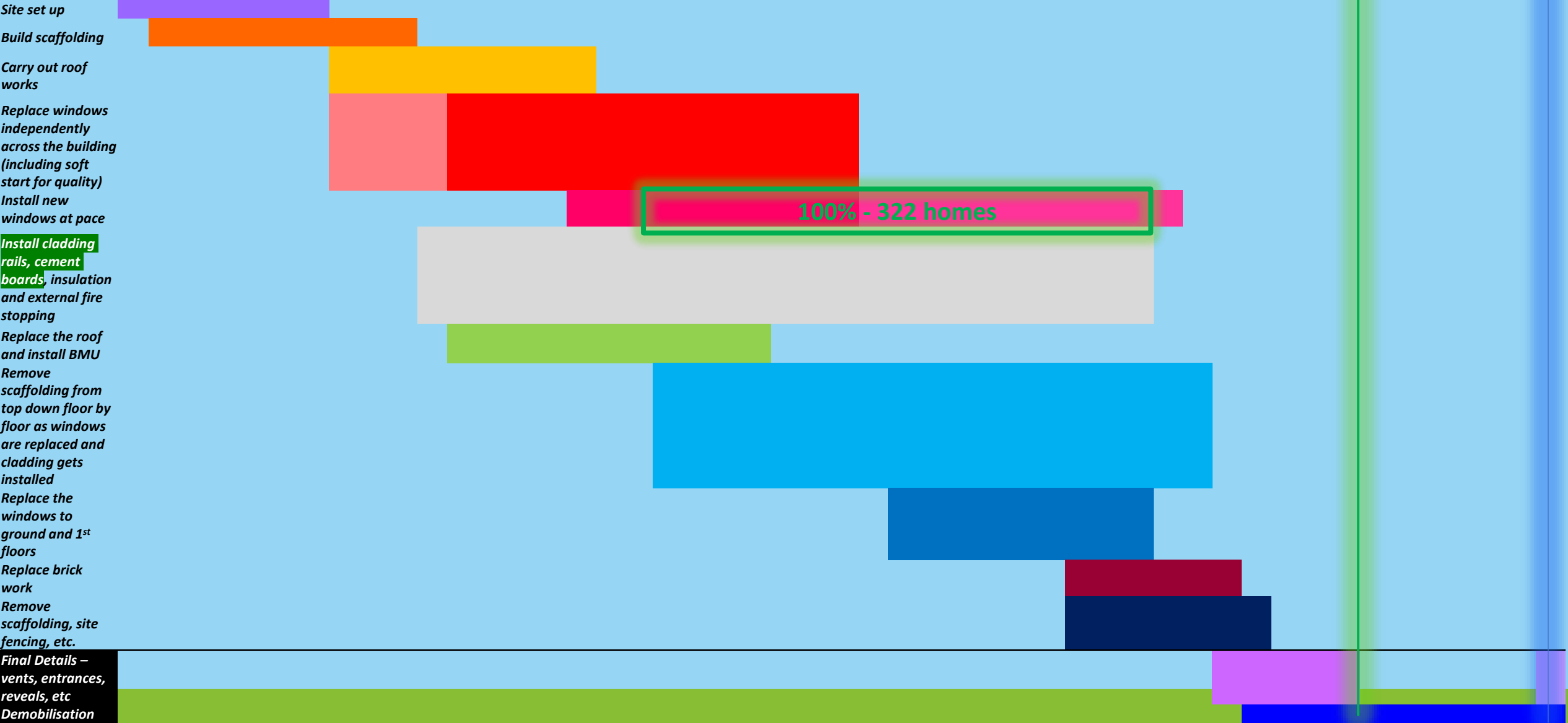
Resident Engagement and Events

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 Oct -24 Nov -24 Dec -24 Jan -25 Feb -25 Mar -25 Apr -25 May -25 Jun -25 Jul -25 Aug -25 Sep -25 Oct -25 Nov -25 Dec -25 Jan -26 Feb -26 Mar -26

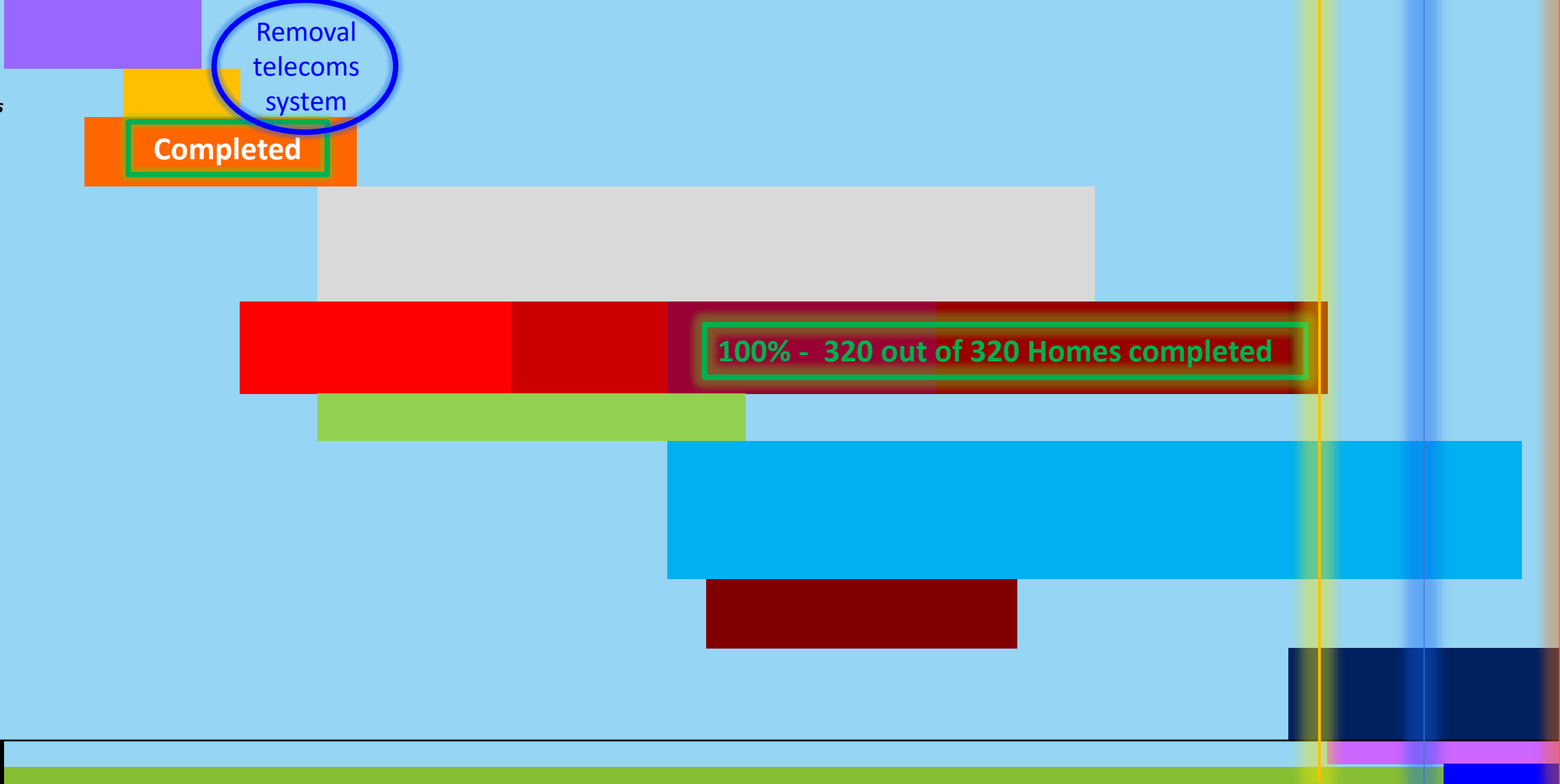


100% - 322 homes

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

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 Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25 Nov-25 Dec-25 Jan-26 Feb-26 Mar-26 Apr-26 May-26 Jun-26

- Site Set Up
- Carry out Roof surveys and works
- Build scaffolding (starting below ground)
- Install cladding rails, cement boards, insulation and external fire stopping
- Replace windows independently, incl. ground and 1st floor (at pace)
- Replace roof and install BMU
- Remove scaffolding floor by floor top down as windows are replaced and cladding installed
- Install brickwork to ground floor and 1st floor
- Remove scaffolding GF and site fencing etc.
- Final Details
- Demobilisation



Where we are as at 19 March 2026

Tower	New Roof installation	Metal structure for new Building Maintenance Unit	Homes with new windows and firestopping installed	New Cladding system with firestopping Installed	New Brickwork	Actual and Estimated Completion for windows and cladding, subject to quality
Blashford	Completed	October 2025	73 (100%) (Since 23 July 2025)	Floors 1 to 18 (100%)	October 2025	September 2025
Bray	Completed	Completed	161 (100%) (since 5 December 2024)	Floors 1 to 22 (100%)	March 2025	December 2024
Burnham	Completed	Completed	161 (100%) (since 2 December 2025)	2/3 of floors 9 to 22 1/3 of floors 1 to 22 (75%)	March 2025	TBC - May 2026 (Planned - December 2025)
Dorney	Completed	Completed	159 (100%) (since 19 December 2025)	1/3 Floors 11 to 22 1/3 Floors 7 to 22 1/3 Floors 1 to 22 (82%)	March 2025	TBC - May 2026 (Planned - November 2025)
Taplow	Completed	Completed	161 (100%) (since 19 February 2025)	Floors 1 to 22 all elevations (100%)	April 2025	February 2025



Bray and Taplow Towers - Facade Installation As at 19 March 2026



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

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



- Flats with window installation Completed
- Cladding completed with firestoping and insulation
- Brickwork completed with firestoping and insulation

Progress – Construction at Burnham & Dorney Towers Progress as at 19 March 2026



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

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

- Flats with window installation Completed
- Cladding completed with firestopng and insulation
- Brickwork completed with firestopping and insulation
- Non access flats
- Flats with fire stopng and insulation
- Flats with 80% cladding, firestopng and insula



Progress – Construction at Burnham & Dorney Towers

Progress between 23 February 2026 and 19 March 2026

- Burnham

- Dorney



Other Works Up-dates

Glazing Remediation
Work at Bray and
Dorney

Addressing Windows
closing in draughts

Final Activities

Reliable and Timely
Completion of Defects
and Remedial Works
(QA)

Courtesy / Aftercare
Visits

Site Removal

THANK YOU

for Patience throughout the very disruptive major works at your tower block and across the Estate.
Our priority is to complete the construction work as swiftly as possible without compromising
quality.

Glazing Remediation Work at Bray and Dorney



Some 260 Homes with Remediation works completed – 97%

Initial Feedback and Improvements – Standards are met at single visit of about 2 hours

Compensation of £300 – Vouchers or Payment within 10 working days upon completion

Positive Engagement

Anticipated Completion based on final access arrangements in the new year (e.g. HAFH, relocation, family commitments, etc.)

Solutions (from manufacturer and without compromising warranties) to windows closing in draughts:

- Turn position at 30cm (2,200 windows) – Clips are being installed to all Tilt & Turn windows as part of the aftercare Visits
- Tilt position for Tilt & Turn Windows (some 400 windows) – Test phase completed, stays are ordered and will be installed upon resident request (likely locations - higher up the buildings on the S/W and N/E elevations)
- Tilt position for tilt only side lounge windows with handles (up to 200 windows) – Retrofitting solution identified and installed upon request

Final Activities

Timing	Activities
<p>Final Activities and Initiatives</p> <p>Under way</p> <p>Tower by Tower</p> <p>These initiatives have started at Taplow and Bray first</p>	<ul style="list-style-type: none"> • Addressing any Defects (e.g. sills on ground and 1st floor based on Inspections, Reports, Aftercare visits) • Reinstatement of lobby area on each floor starting at the top floor by building, including damage to front doors - paint • Reinstating access to podium and basement car park as applicable in phases • Planters and key safe boards prepared with project materials based on input from TRA • Reinstate paving and lawn as applicable to podium level of each buildings
<p>Final Finishes</p> <p>once all five towers are completed to ensure consistency</p>	<ul style="list-style-type: none"> • Emergency lighting will be fitted to the entrance areas – from March 2026 • Building entrance door refurbishment, including internal door mats in ground floor lobby area – from March 2026 • Removal of information screen and making good fixing holes on the floor completed • Handrails refurbishment / replacement as applicable – from March 2026 • Building signage to be installed – currently under planning review • Canopies with signage – to be installed once manufactured • Other details – including Bray TRA door (March 2026) and dentist steps



Completed for all 5 Towers

Currently being implemented in phases by tower

Season dependent - Spring

Poster with current timelines by Tower will be displayed in each lobby area next week for April

Remaining Activities -More Detailed Overview

Activity	Bray	Taplow	Burnham	Dorney	
Construction Work	Windows	Dec 2024	Feb 2025	Dec 25	Dec 25
	Cladding System, including fire stopping and insulation, excluding hoist area	Completed	Completed	May 26	May 26
	Removal of hoist and completion of cladding system, including fire stopping and insulation			June 26	June 26
	Roof	Completed	Completed	Completed	Completed
	Brickworks (except tie holes)	Completed	Completed	Apr 26	Dec 25
	Building Maintenance Unit (BMU)	Completed	Completed	June 26	May 26
	External Windowsills in brickwork area	Please refer to Defects section		May 26	Apr 26
	Ledge to top of brickwork	Please refer to Defects section		Apr 26	Apr 26
	New TRA door installation	Completed 20 Mar 25	N/A	N/A	N/A
Reinstatement	Lobby Area	(50%) March 26	Feb 26	Completed	(50%) March 26
	Estates lights (to be issued by Camden)	Completed	Completed	Started – by June 26	Started – by May 26
	External CCTV – this requires reinstatement (cameras to be issued by Camden)	3 weeks from issue of cameras	3 weeks from issue of cameras	June 26	May 26
	Podium brick paving / pebble screed, etc	Completed	Completed	Started – by June 26	Started – by June 26
	Basement car park completely returned to residents	Progressively from Apr 26	May 26	June 26	June 26
	Playground reinstatement	N/A	Completed	N/A	N/A
	Gates and fences	March 26	March 26	Started – by June 26	Started – by May 26
	Lawn reinstatement on podium area affected by the works (Camden)	N/A	From March 26	N/A	N/A
Site Removal	External building access (e.g. scaffold, hoists, gantry, mast climbing, etc)	Completed	Completed	June 26	June 26
	Equipment, e.g. information screens	Completed	Completed	Completed	Completed
	Removal of office space, welfare spaces in basements and loading bays on forecourts	June 26	June 26	June 26	June 26
Defect Remediation	Glazing (access dependant)	Into April 26	N/A	N/A	Mar 26
	Plinths to base of building	March 26	Mar 26	N/A	N/A
	Cladding panel alignment	Dec 25	N/A	N/A	N/A
	Cladding panel repair	Into April 26	March 26	June 26	May 26
	External sills in brickwork	Feb 26	May 26	N/A	N/A
	Ledges to top of brickwork	March 26	May 26	N/A	N/A
	Any work items identified in the roof area	March 26	March 26	March 26	March 26
	Coping repair / alignment	N/A	N/A	N/A	Apr 26
	Final activities to blend in longer boiler flues (for compliance where the external wall is not even)	Apr 26/	N/A	N/A	N/A
Other Final Activities	Retrofitting clip to tilt & turn window for turn position (delivery week commencing 23/2)	From March 2026			
	Retrofitting more resistant stay for tilt & turn window for tilt position where preferred by resident				
	Building door refurbishment				
	Handrail refurbishment and replacement				
	New Canopies				
New building signage					

After Care / Courtesy Visit - Process



241 homes with all remedial works completed

3 homes visited, including remedial works in progress

1 Visits are programmed

	Bray	Burnham	Dorney	Taplow
Number of homes with snags / defects resolved	95	26	11	109
Typical top 5 issues identified	<ol style="list-style-type: none"> 1. Mastic - Most 2. Decorative touch-up (22) 3. Heating – Trench (7) 4. Heating – Vertical (3) 5. Adjustments to blinds or Curtains (13) 	<ol style="list-style-type: none"> 1. Mastic - Most 2. Decorative touch-up (14) 3. Heating – Trench 4. Heating - Vertical 5. Adjustments to blinds or curtains 	<ol style="list-style-type: none"> 1. Mastic - Most 2. Decorative touch-up (6) 3. Heating – Trench 4. Heating – Vertical 5. Adjustments to blinds or Curtains 	<ol style="list-style-type: none"> 1. Mastic - Most 2. Decorative touch-up (14) 3. Heating – Trench (5) 4. Heating - Vertical (3) 5. Adjustments to blinds or curtains (11)
Average time to resolve since first aftercare visit	14 working days average time in all towers from first initial aftercare visit.			

Key Themes from Aftercare Visits

Mastic – decorative touch ups

Heating – pressure, air locks

Condensation – ventilation

Window Operation – close window between tilt and turn

Other Up-Dates

Quality Assurance

Return to Normality
Handover

Release of Home Away
from Home Flats
Priority Chalcots
Residents

Free Swimming Passes
extended for all
Chalcots residents to
12/4/26 incl.

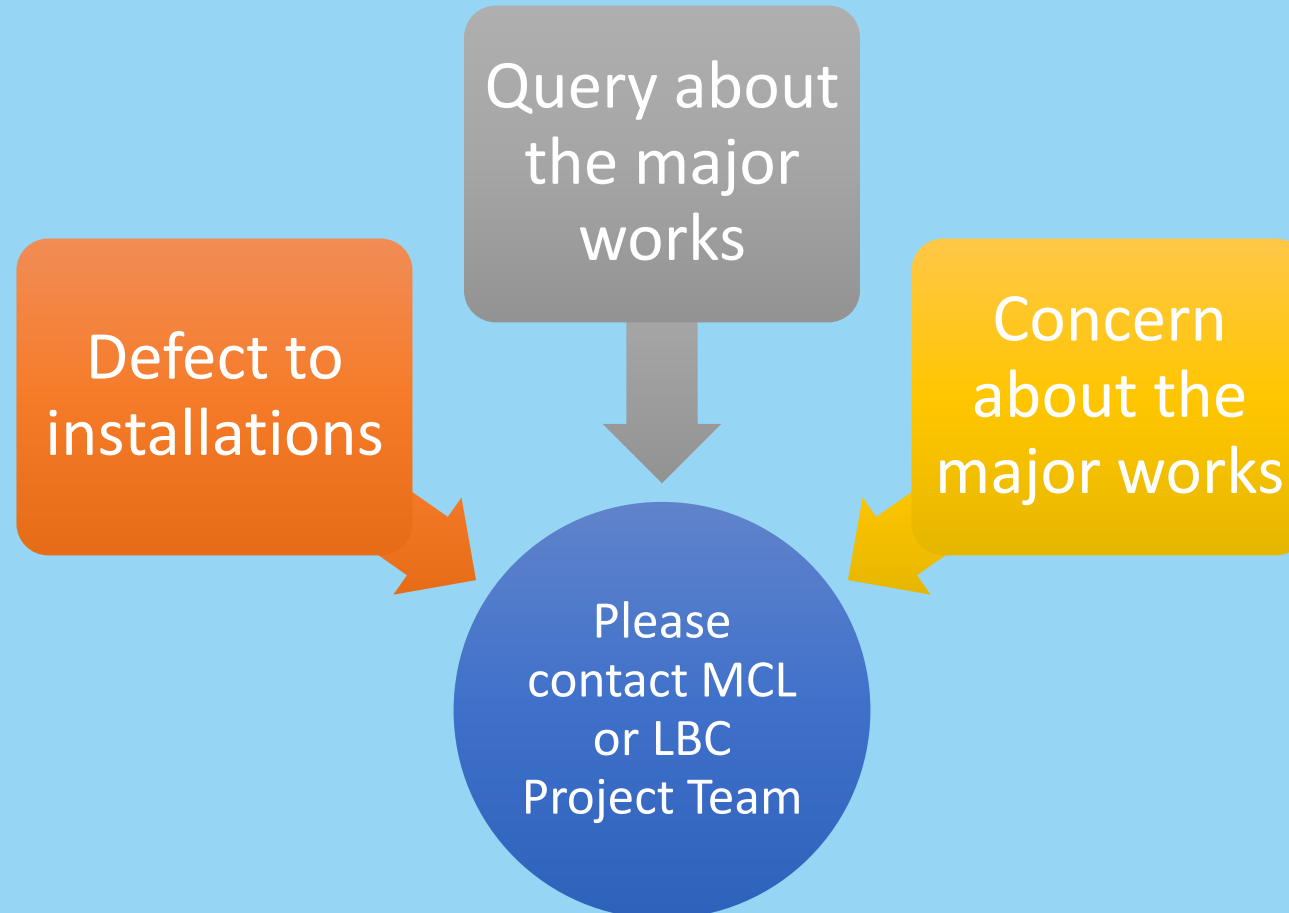
Time Estimates

Key objectives – Quality and Compliance with Standards

	Façade completed	Scaffold removed	Building Control Certification	PC
Taplow	April 2025	April 2025	Partial 31 July 2025	N/A by Tower
Bray	June 2025	June 2025	Partial 31 August 2025	N/A by Tower
Dorney	May 2026	May 2026	Partial 31 May 2026	N/A by Tower
Burnham	May 2026	May 2026	Partial 30 June 2026	N/A by Tower
4 Towers	May 2026	May 2026	Full 30 June 2026	15 July 2026
Blashford	November 2025	December 2025	31 December 2025	29 January 2026

Continued Engagement

If you / you know someone



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
Oliver Marolicaru, Quality Inspector (Cladding System)
Sarah Rotowa, Quality Inspector (Bray, Dorney)
Tim Lowe, Quality Inspector (Taplow, Burnham)

Maybel Houston, Resident Liaison Lead on **07814 194 254** or Maybel.Houston@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
Lidia Pinto, Community Liaison Manager (Aftercare Visits) – Lidia.Pinto@McLarenGroup.com

Michela Williams, Resident Liaison Officer
(Burnham & Taplow) on **07425 420 492** or Michela.Williams@mclarengroup.com

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

ENDED AS NO LONGER ATTENDED AND WE ARE HAPPY TO ARRANGE INDIVIDUAL MEETINGS



OPEN DAYS

ENDED AS ALL HOME VISITS ARE COMPLETED WITH CHOICES, BUT WE WELCOME SUGGESTIONS FOR ANY FINAL EVENT



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

ALL COMPLETED



EVENTS SUCH AS SEASONAL EVENT, RESIDENT ACTIVITIES, MONTHLY VIRTUAL MEETINGS

SUMMER



OTHER ENGAGEMENT ACTIVITIES – MONTHLY NEWSLETTER, Q&AS, WEBPAGE, UPDATE LETTER



ANY QUERIES / CONCERNS – PLEASE GET IN TOUCH

Next Major Works Meet Ups

Final Meeting

Tuesday, 19 May 2026 at 7pm



Thank you