

Chalcots Major Works Up-Date

22 April 2026



Where we are as at 21 April 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 6 to 22 1/3 of floors 1 to 22 (87%)	March 2025	TBC - May 2026 (Planned - December 2025)
Dorney	Completed	Completed	159 (100%) (since 19 December 2025)	1/3 Floors 6 to 22 1/3 Floors 3 to 22 1/3 Floors 1 to 22 (93%)	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 21 April 2026



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



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

Progress – Construction at Burnham & Dorney Towers Progress as at 21 April 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 firestoping and insulation
- Brickwork completed wth firestoping and insulation
- Non access flats
- Flats with fire stoping and insulation
- Flats with 80% cladding, firestoping and insulation

Progress – Construction at Burnham & Dorney Towers

Progress between 4 December 2025 and 21 April 2026

- Burnham

- Dorney



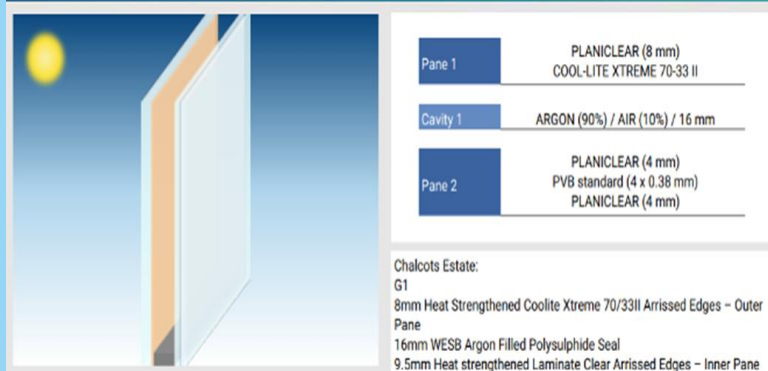
Blashford Major Works Project – 21 April 2026

Practical Completion – 29 January 2026

- Installation – completed to top floor
- New Roof – Window replacement completed to top floor included
- Internal works to flats are completed to top floor
- Cladding system completed
- Coping at the top of the building upstands – completed
- BMU and final works – December 2025
- Mast-climb removal Removal – November 2025
- Scaffold Removal to staircase to the front and to rear court area
- Removal of gantry around level 1 of the building – December 2025
- Site Removal (cabins) – January 2026
- Removal of hoarding – January 2026
- Lobby / staircase reinstatement – December 2025 to February 2026
- Playground and paving reinstatement - March 2026



Glazing Remediation Work at Bray and Dorney



Some 265 **Homes** with Remediation works completed – 99%

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.)

Final Activities

Approximate Period	Activities
Final Activities and Initiatives	<ul style="list-style-type: none">• Reinstatement of lobby area on each floor starting at the top floor• Reinstating access to basement car park in phases• Reinstating paving and lawn as applicable to podium level of buildings• Addressing any Defects as part of the aftercare visits
Final Finishes once all five towers are completed to ensure consistency (From March 2026)	<ul style="list-style-type: none">• Canopies will be installed• Emergency lighting will be fitted to the entrance areas• Building entrance door refurbishment, including internal door mats in ground floor lobby area• Removal of information screen and making good fixing holes on the floor• Handrails refurbishment• Building signage will be installed

Completed for all 5 Towers

Currently being implemented in phases by tower

Time Estimates

Key objectives – Quality, Compliance with Standards and Resident Consideration

Ethos – Doing the right thing for the right reasons

	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



Thank you