

Bray Burnham Dorney and Taplow Major Works Meet Up

27 January 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

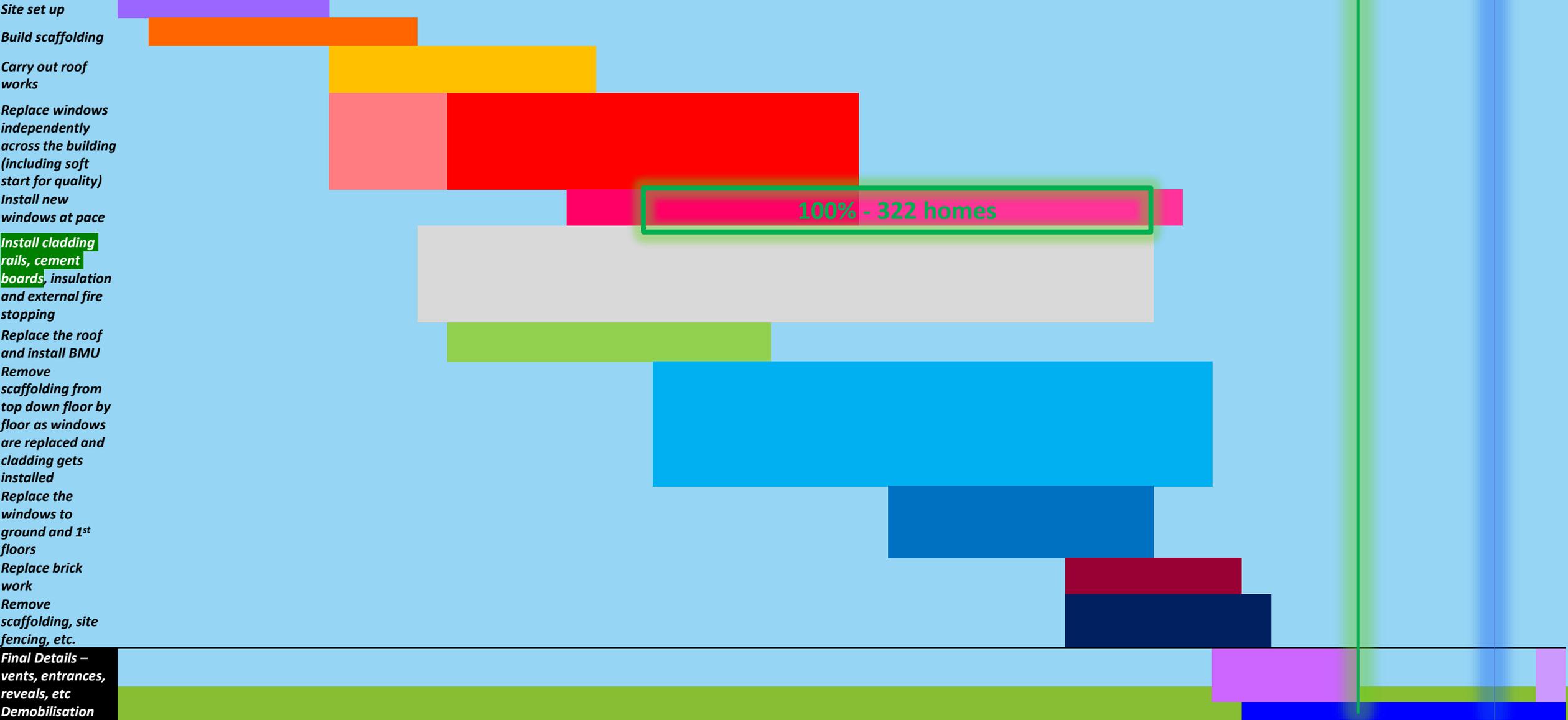
Resident Engagement and Events

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

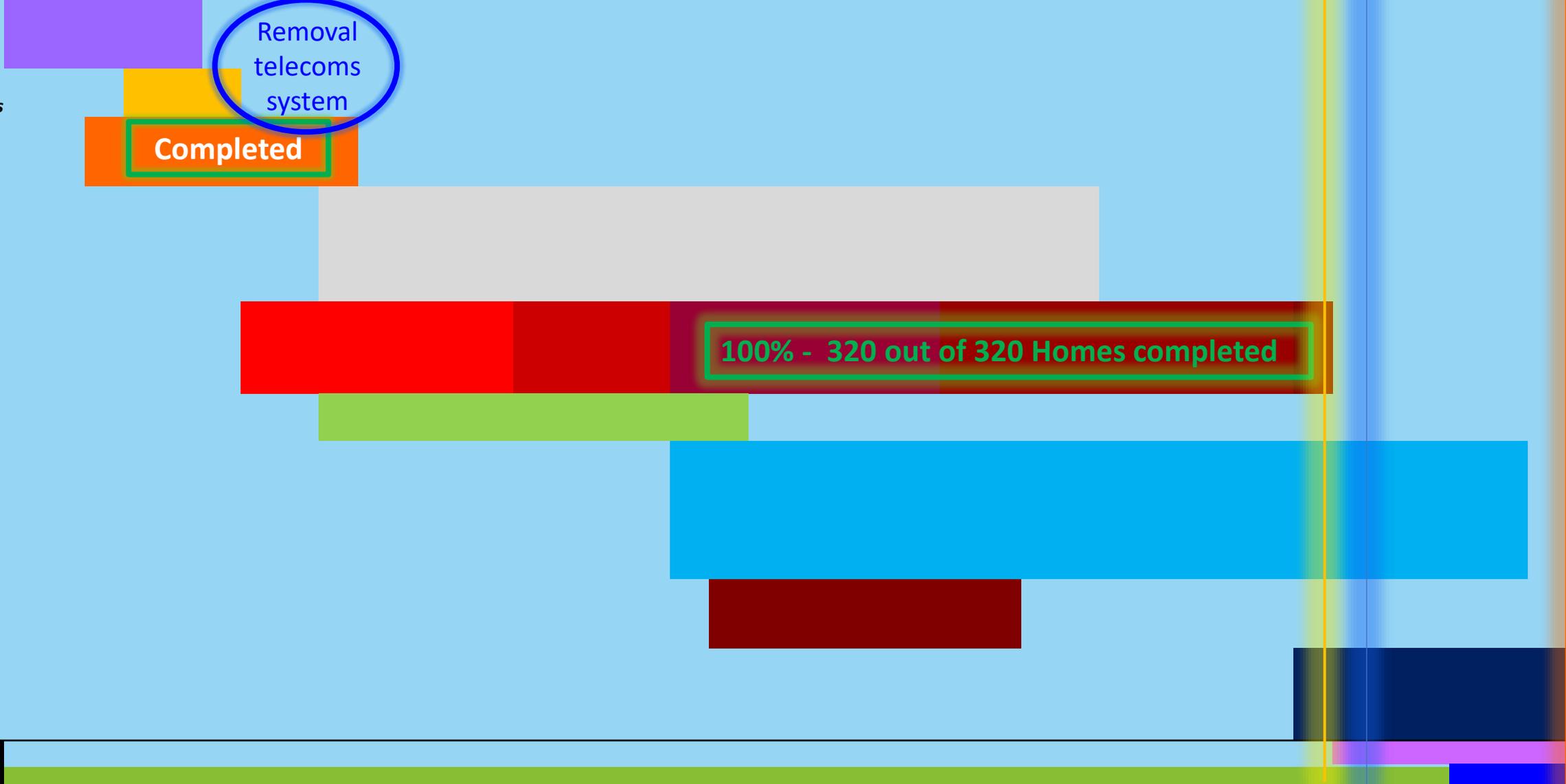


100% - 322 homes

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 27 January 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 16 to 22 1/3 of floors 1 to 22 (50%) | March 2025 | TBC - May 2026 (Planned - December 2025) |
| Dorney | Completed | Completed | 159 (100%) (since 19 December 2025) | 1/3 Floors 17 to 22 1/3 Floors 10 to 22 1/3 Floors 1 to 22 (60%) | March 2025 | TBC - April 2026 (Planned - November 2025) |
| Taplow | Completed | Completed | 161 (100%) (since 19 February 2025) | Floors 1 to 22 all elevations (100%) | April 2025 | February 2025 |

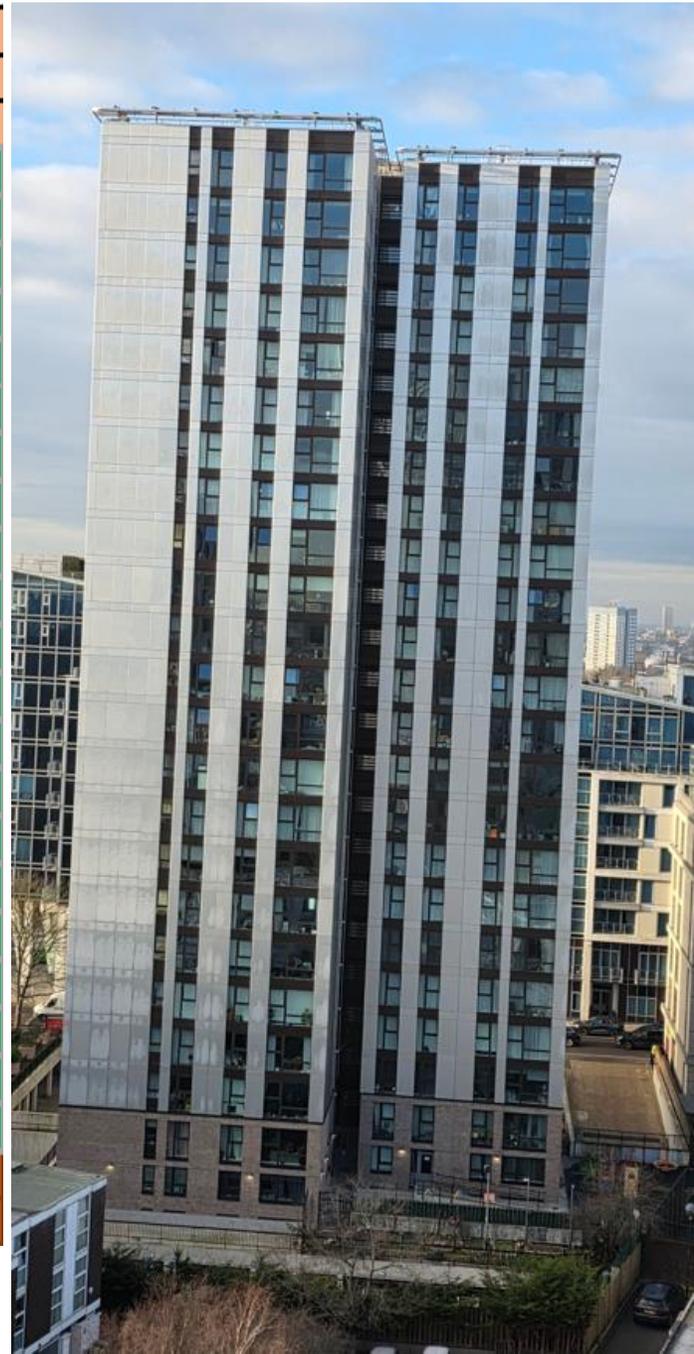


Bray and Taplow Towers - Facade Installation As at 26 January 2026



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

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



- 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 26 January 2026



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

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



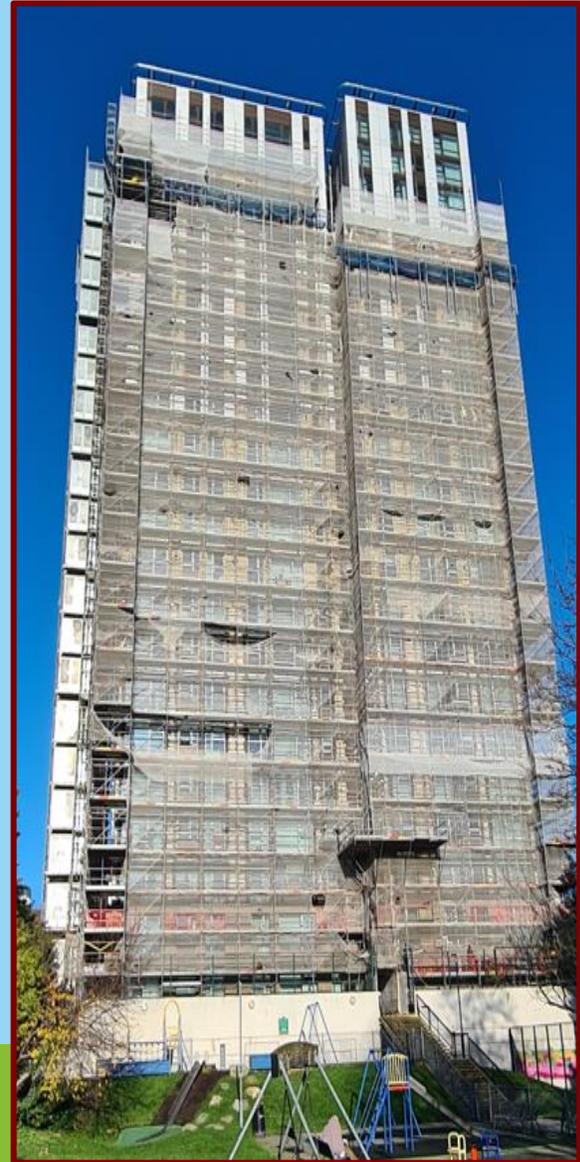
- Flats with window installation Completed
- Cladding completed with firestopng and insulation
- Brickwork completed wth firestopng and insulation
- Non access flats
- Flats with fire stopng and insulation
- Flats with 80% cladding, firestopng and insulation

Progress – Construction at Burnham & Dorney Towers

Progress between 4 December 2025 and 26 January 2026

- Burnham

- Dorney



Other Works Up-dates

Glazing Remediation
Work at Bray and
Dorney

Final Activities

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

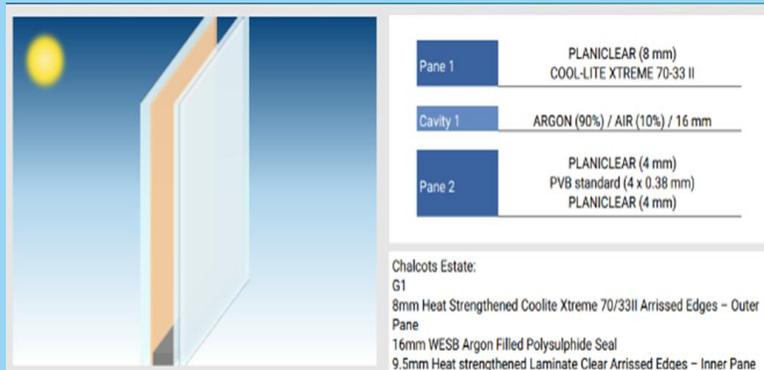
Courtesy / Aftercare
Visits

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 255 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 – Final few homes are being completed

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 (February 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 this week

After Care / Courtesy Visit - Process

After Care /
Courtesy
Visit with
Residents

Practical
completion
and
certification

Handover
to Camden
Teams

165 homes with
all remedial works
completed

22 homes visited,
including remedial
works in progress

14 Visits are
programmed

| | Bray | Burnham | Dorney | Taplow |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Number of homes with first visit planned | 4 | 0 | 3 | 7 |
| Number of homes with first visit completed | 15 | 0 | 0 | 7 |
| Number of homes with snags / defects resolved | 65 | 7 | 4 | 89 |
| Typical top 5 issues identified | <ol style="list-style-type: none"> 1. Mastic 2. Paint touch-up 3. Trench Heaters 4. Adjustments to blinds or Curtains | <ol style="list-style-type: none"> 1. Mastic 2. Paint touch-up 3. Trench Heaters 4. Adjustments to blinds or curtains 5. Window Adjustments | <ol style="list-style-type: none"> 1. Mastic 2. Paint touch-up 3. Trench Heaters 4. Adjustments to blinds or Curtains | <ol style="list-style-type: none"> 1. Mastic 2. Paint touch-up 3. Trench Heaters 4. Adjustments to blinds or curtains 5. Window Adjustments |
| Average time to resolve since first aftercare visit | 14 working days average time in all towers from first initial aftercare visit. | | | |

All residents and non resident Leaseholders are being contacted to arrange the aftercare visit

Key Themes from Aftercare Visits

Mastic

Heating

Condensation

Window Operation

Other Recent Resident Queries

Need for respectful
behaviour on scaffold
near homes

McL

Minimise Repeat visits to
resolve an issue

McL

Need for Compassionate
and Timely Complaints
resolution

McL

Need for Reliable, Timely
and user-friendly
communication

McL

Response to letter issued
before Christmas
(Poster to Follow)

LBC

Windows closing in
draughts

LBC

Water pooling near
entrances

LBC

External Areas and
podium area addressed
through project

LBC

Pigeons observed to
gather on some building
areas

LBC

Winter Fuel Allowance

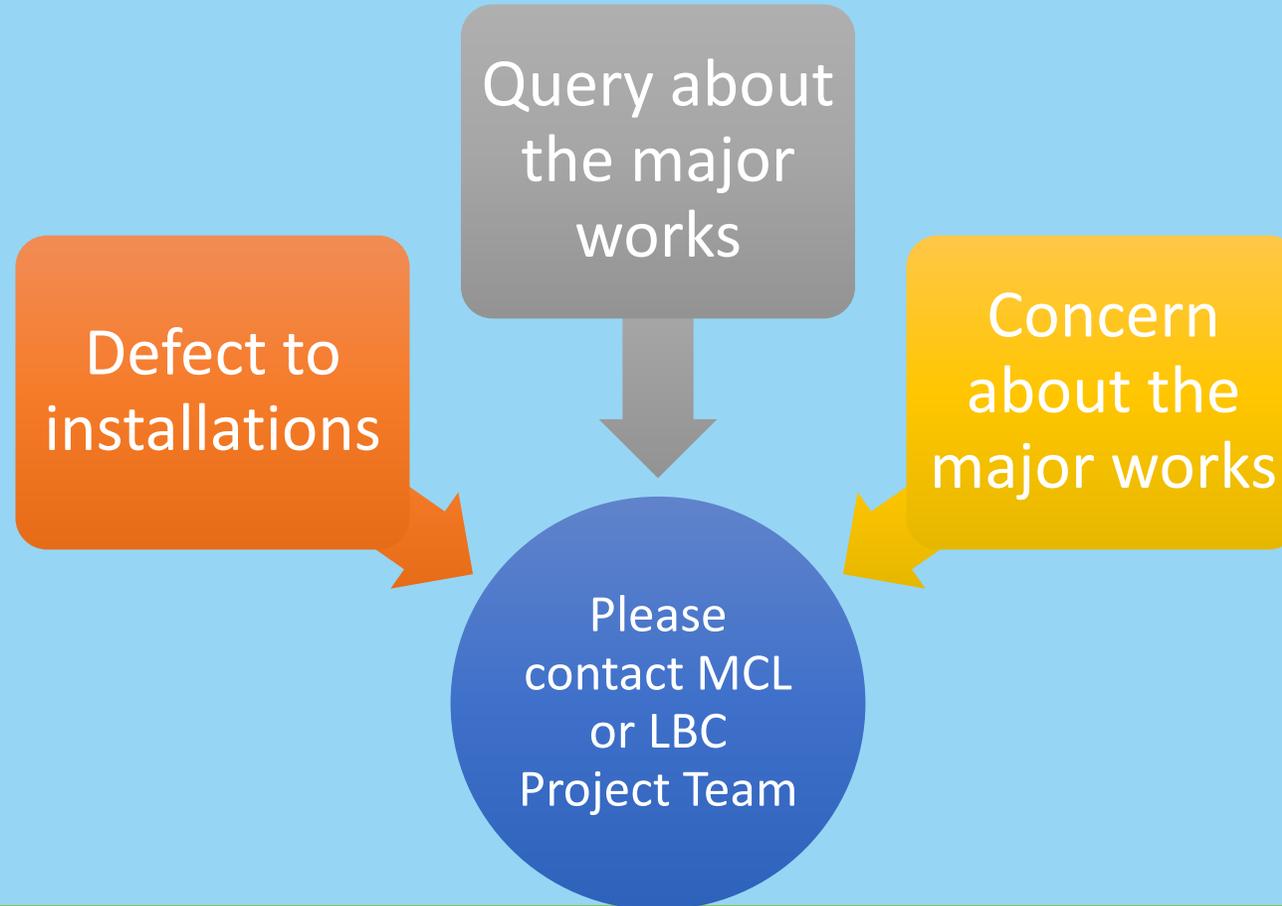
LBC

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

LBC

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
Florin Cornea, Quality Inspector (Windows and Firestopping)
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

MARCH 2026 - CHALCOTS - THE JOURNEY



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



ANY QUERIES / CONCERNS – PLEASE GET IN TOUCH

Next Major Works Meet Ups

Next Meeting

Tuesday, 24 February 2026 at 7pm

Further Meeting

Thursday, 19 March 2026 at 7pm



Thank you

Wishing All Residents all
the Best for 2026