

Progress Update St Georges Island – Issue 8

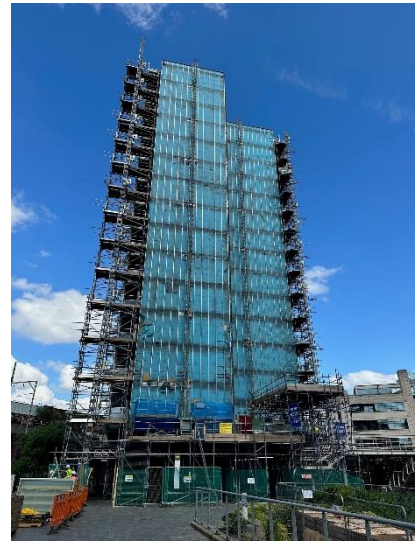
18th August 2023

Block 1 – Progress Update

Terracotta Tile System and Commencement of Works

All 6 mast climbers are now fully installed and operational to Block 1 and 75% of the terracotta tile system from Levels 14 to 1 has been removed. From week commencing 21st August 2023, work will commence to replace the internal timber board and insulation with new compliant material. We will be working on the south elevation of the building from the highest level, working down. Therefore, you will see an increase in operatives and noise disturbance is likely to increase. We apologise in advance for the disturbance and disruption this may cause. Please note, our site operating times are Monday to Friday 8:00am until 5:00pm.

The photograph to the right shows the South Elevation of Block 1.



Balcony Remediation Works and Access Equipment

The balcony remediation works on Levels 14 to 12 has commenced to the West elevation (entrance side of the building). Operatives are working on each level to remove the existing timber wall cladding, internal board and insulation, timber decking and soffit boards, and replacing all with new compliant materials. The work will run concurrently for 30 working days. We will share progress and photos in the coming weeks.

The balcony remediation works to Levels 14 to 12 on the east elevation will commence on Monday 21st August 2023.

Residents on Floors 11 to 1 will be contacted in due course with dates for when we will be working on their balcony area.

We would like to thank all residents and leaseholder of Block 1 for your continued cooperation and patience.

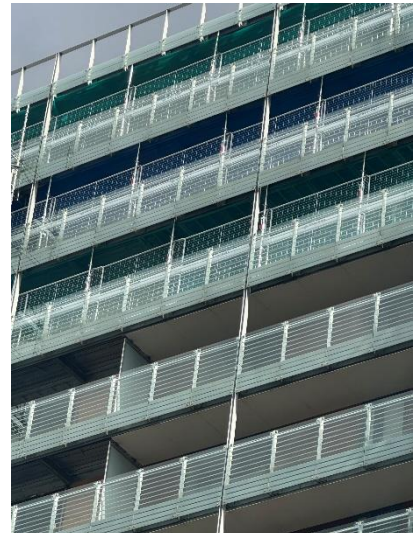
Covering and Protecting The Building During Remediation Works

When we are working on your balcony area, we will install an edge protection system and mesh debris netting from the floor to the ceiling level. This protection is a Health and Safety requirement designed to protect the public from any falling debris. It is also vital in protecting Operatives from falling over the handrail when working on the balcony ceiling areas. Unfortunately, this will obstruct some natural light and we apologise in advance for the disruption. The health and safety of residents, the public and Operatives is paramount during this time.

You will also be restricted from accessing your balcony area during the remediation works and, on the day, we begin working on your balcony area we will fit a metal restrictor to your doors to prevent access onto the balcony area. The restrictor has been designed to ensure ventilation from your door is still available.

This protection and restrictors will only be installed to the 3 levels we are working on for a 30-working day period.

Below are some pictures of the edge protection and balcony restrictors currently installed on Levels 14 to 12, Block 1.



Safety Barrier Level – No Longer Required

Following on from previous communications regarding the installation of safety barrier levels, we have listened to feedback from residents and leaseholders, and we are pleased to inform you that we have now developed and received approval for a safe system of working which does not require a safety barrier level.

Therefore, this means, every balcony level to all Blocks will now only be subject to restricted access from their balcony area for the 30-working day period.

We apologise for the impact and inconvenience this may have caused. To determine that the removal of the safety barrier levels could be achieved, we were required to conduct live investigations on our working processes which could only take place once balcony remediation works began at Block 1.

Block 2 – Access Equipment and Temporary Works

The installation of access equipment and preparations for commencing the works to Block 2 is progressing well. Below is a breakdown of progress and start dates for the remediation works.

Mast Climbers and Terracotta Tile System

All 4 mast climbers are now fully installed and operational to Block 2 ready for the work to commence to the Terracotta Tile system. We will directly contact residents and leaseholders of Block 2 with the date of when this work will begin.

Haki Staircases and Glass Breakage Incident

The installation of the Haki staircases to the East and West Elevations is now complete. Thank you to all residents affected for your patience and cooperation.

Unfortunately, on completion of the east Haki staircase yesterday, an incident occurred whilst removing a gin wheel and rope, the gin wheel struck a glass balustrade on Level 5 causing breakage. Nobody was harmed because of the incident, and all residents and leaseholder affected have been notified directly. A robust review will now take place with our Health and Safety Director and Project Team to prevent any further incidents happening in the future.

Hoist and Hoist Towers

The hoist tower to the south-west elevation is complete and we have received delivery of the hoist equipment which has been positioned near this area behind heras fencing ready for installation.

The hoist tower to the north-east elevation as shown in the below picture has been installed to Level 5.

However, due to the incident detailed above, work to this hoist tower was stopped and will continue again from Monday 21st August 2023.

Once the hoist towers and hoists are installed, this completes all the installation of access equipment at Block 2.

Due to some changes since my last communication to residents of Block 2, this means we now anticipate work to balcony areas on Levels 12 to 10 to begin week commencing Monday 4th September 2023.

Below are some pictures of the access equipment installed at Block 2.



We would like to thank all residents and leaseholders for their ongoing cooperation.

Should you have any questions or concerns about the cladding remediation work, please don't hesitate to contact the Resident Liaison Officer, Melissa Buckley on the below details.

Telephone Number: 07944 304 708

Email: mbuckley@starfishconstruction.com