

Progress Update St Georges Island – Issue 5



19th May 2023

Commencement of Works – Block 1

Following our previous Progress Update, we can confirm that on the 28th April 2023, we successfully submitted the application required by Network Rail. The information required for the application was not readily available and as a result, Starfish Construction needed to request the missing information from Manchester City Council archives which resulted in the delay.

Now all the relevant information has been submitted to Network Rail. Network Rail have 20 calendar days in which to review and accept our application, this period elapses on **23rd May 2023**. Please note, approval of the application is not guaranteed and only once Network rail have ratified and accepted our submission can we commence installation of our access equipment.

In the interim we have commenced enabling works on Block 1 required for the set-up of the access equipment such as scaffolding, hoists and mast climbers. You may have already noticed an increased presence of Operatives around Block 1, who have been undertaking works to the soft landscaped areas to form the concrete bases on which the scaffolding and mast climbers will be sat and to supply the electrical connection which will power our access equipment.

The delivery and installation of the scaffolding is due to begin on **Wednesday 24th May 2023**, subject to the approval from Network Rail.

Residents and Leaseholders of Block 1 will be informed of the start date, duration of works, and completion of works in a separate notice.

Balcony Restrictors

In February 2023, we advised residents and leaseholders in Issue 1 of the Progress Update that balcony restrictors would be placed over balcony doors on all levels to restrict access onto the balcony area from the start of the works, until your balcony remediation works were completed for each block. The sequence of works would be to work from the highest floor of each block, and work down the building. This would therefore mean, if you lived on the lower levels of the block, the timescale of having your balcony area restricted would be significantly longer than those who live on higher levels of the block, even though no work was taking place to your balcony level.

Following feedback from residents and leaseholders on the impact this would have, Starfish Construction have sourced an alternative, safe and robust edge barrier system, which allows us to safely undertake the balcony remediation works, without having to restrict balcony areas on every level.

This means, balcony restrictors will still be used to stop you from entering your balcony area, but we will now only be restricting 5 levels at a time, and the floors below these levels will still be able to access their balcony area until the work on the floors above are completed. We will work on 4 levels, with 1 additional level being used as a barrier level.

We hope this demonstrates our commitment to listening to residents and making the cladding remediation works on your home on St Georges Island as comfortable as possible.

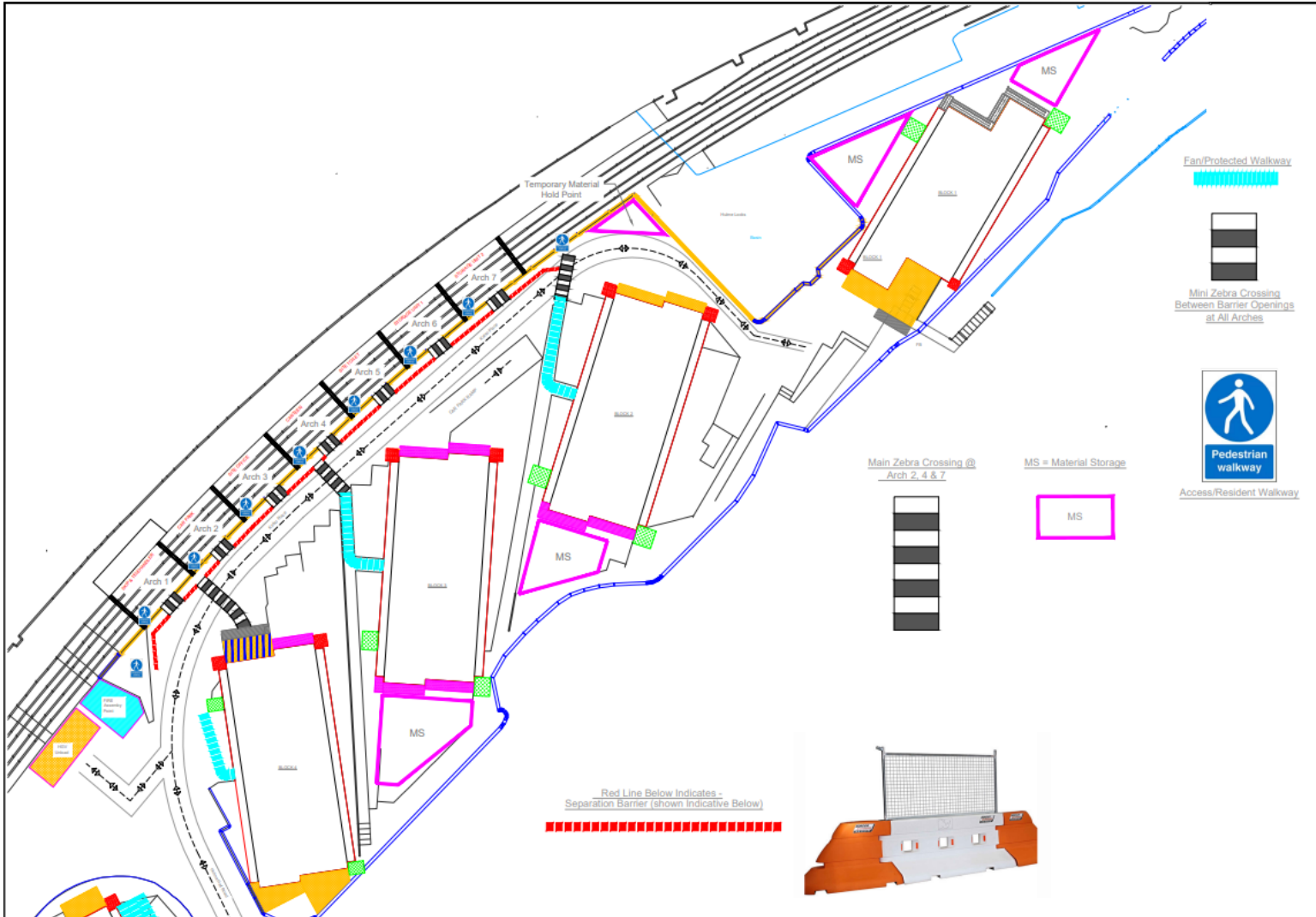
Health and Safety – Pedestrian Walkway

Health and Safety of our workforce, residents and visitors of St Georges Island is paramount in everything we do and is one of Starfish Constructions core values. As the St Georges Island Project continues to progress, there will be an increased number of Operatives and Site traffic in the area. Our number 1 priority is to keep everyone safe whilst maintaining an accessible environment to all residents and visitors. Therefore, we ask that you please follow any guidance or instructions given on our Health and Safety signage, and by our Site Team and Operatives.

If you are concerned or notice anything relating to our works which you feel is unsafe, we encourage you to contact our Starfish Site Team who will be happy to assist.

As mentioned in our previous progress update, we have developed and completed the installation of our Pedestrian walkway. The walkway will run alongside the arches and has traffic barriers and zebra crossings to allow all residents and visitors to safely pass through the area.

Below is a map of the location of the walkway.



Replacement Balcony Materials

We have completed a mock up in one of our site archways to show a sample of the replacement balcony materials. The below photos show the replacement soffit board, wall cladding and decking. If residents or leaseholders would like to come into the archway to view the materials, then please contact Melissa Buckley to arrange an appointment.



Should you have any questions about the works, please don't hesitate to contact Resident Liaison Officer, Melissa Buckley via email on mbuckley@starfishconstruction.com or via telephone on 07944 304 708.