

Progress Update St Georges Island – Issue 9

14th September 2023

Balcony Remediation Works

Now that the balcony remediation work has commenced, we would like to share with you photos which show the build-up of materials before and during the removal stages of the balcony remediation work. The photos have been taken during the process of the work taking place at Block 1, Levels 14 to 12. The following information will also address concerns regarding damage to internal decoration and exposure to the elements.

Balcony Areas – Existing Materials

The make-up of the existing cladding and internal materials of the balcony areas are shown below. In the photo titled Existing Materials Two, this shows the internal build-up of the SIPS panels and breather membrane currently used to insulate and control the condensation of the building. The SIPS Panels and timber battens are also used to support the existing cedar cladding. Timber battens shown in this photo, are fixed from the internal side of the apartment to the existing stud/partition walls of your apartment.



Existing Materials One

1. Cedar Wall Cladding
2. Timber Decking
3. Soffit Boards
4. Balustrade Glass



Existing Materials Two

1. Breather Membrane
2. Timber Battens
3. SIPS Panel (behind the blue breather membrane)
4. Door/Window Frame

Balcony Areas - Existing Materials Continued

The below photo titled Existing Materials 3, show where the cedar cladding, the breather membrane, SIPS Panel, and timber battens have been removed. Once all materials have been removed, you are left with the exposed internal plasterboard where any electrical fixings or wiring for items such as electrical sockets, wiring for balcony lights or vents will be located. The photo titled Existing Materials 4 shows a section of the SIPS panel cut out.



Existing Materials Three

1. Plasterboard Internal Wall
2. Electrical Socket
3. Concrete Balcony Floor Slab
- 4 Plasterboard Framework



Existing Materials Four

1. SIPS Panel
2. Door Restrictor
3. Timber Battress for Internal Fixings

Balcony Areas – Removal of Existing Materials and Damage to Internal Decoration

As mentioned in the section above, some existing materials are fixed into the internal framework of your partition walls. Therefore, on removal of these materials, we are experiencing damage to the plaster and decoration to the internal walls during the balcony remediation works. We can assure you that ongoing reviews are taking place to assess the methods of working and how we can minimise the damage and impact caused to you and your home, but unfortunately, we cannot guarantee that damage will not occur.

Operatives will give due care and attention when removing materials and all Operatives have been instructed to stop work and contact the Site Manager if any damage is noticeable externally.

However, hairline cracks etc to plaster internally may not be noticeable externally and therefore when we are working on your balcony area, if you notice any damage, this can be reported via email or telephone to Melissa Buckley on 07944 304 708 or mbuckley@starfishconstruction.com

A recent incident occurred which did not follow the agreed methods of working, resulting in damage which is not a true reflection of what damage may be experienced during the works. We would like to reassure you that robust measures have been taken to address this incident to prevent this level of damage from happening again.

We apologise in advance for the impact this may cause. Starfish Construction will remedy any internal damage to plaster and decoration on completion of the work to your balcony area.

Balcony Areas – Replacement Materials and Weather Proofing

As shown in the photos under section; Balcony Areas – Existing Materials, once all the existing materials have been removed, this then exposes the internal plasterboard to your home. Works will then begin to encapsulate and fireproof the area and immediately followed by the installation of VCL – Vapour Control Layer.

Any areas where existing materials have been removed will have the VCL installed on the same day to protect and weatherproof your home.

In the next Progress Update, I will share further photos and progress of the materials installed following the VCL.



Replacement Materials One

1. VCL – Vapour Control Layer

Block 1 – Progress Update

Terracotta Tile System – Work to the terracotta tile system is progressing well. Operatives are working on the South Elevation of the Block to Levels 14, 13 and 12. Any areas where existing materials have been removed will be protected by a temporary membrane shown in the picture below in green. This membrane will function as weatherproofing for any apartments or communal hallways located on the gable ends during non-working times.

Balcony Remediation Works – Work to the balcony areas of Levels 14, 13 and 12 on the East and West of the building are underway. Residents directly affected will be contacted in due course with a more in-depth progress report for their balcony area.

The next 3 Levels on Block 1 - Levels 11, 10 and 9 will commence on Monday 25th September 2023, residents affected have been contacted directly regarding these works.



The above photo shows the South Elevation of Block 1 before removal works began. On this photo, the Terracotta Tile has been removed revealing the blue breather membrane.



The above photo was taken 13/09/2023 and shows the progress of the works. Location 1 indicates the areas where all existing materials have been removed, and the new materials installed.

Block 2 – Progress Update

Terracotta Tile System – From week commencing 25th September 2023, work will begin to the Terracotta Tile system on the North and South of the building working from Level 12 down. Therefore, it is likely that noise levels will increase throughout the building, and we apologise for the disturbance this may cause.

Balcony Remediation Works – The balcony remediation works has commenced to Levels 12, 11 and 10 of Block 2. Glass partitions have been removed and balcony door restrictors are being installed. The next stage is to begin the installation of the edge barrier protection and debris netting to allow for the remediation works to begin.

Weekend Working – Saturday 16th and Sunday 17th September

On Saturday 16th and Sunday 17th September 2023, between 8:00am and 2:00pm, the Site will be open for Operatives to attend and work on the area outside of Block 2A (building to access the underground car park). Operatives will be building a temporary car port in this area. All access and egress will remain open. We apologise in advance for any disturbance this may cause.

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 do not hesitate to contact the Resident Liaison Officer, Melissa Buckley on the below details.

Telephone Number: 07944 304 708

Email: mbuckley@starfishconstruction.com