

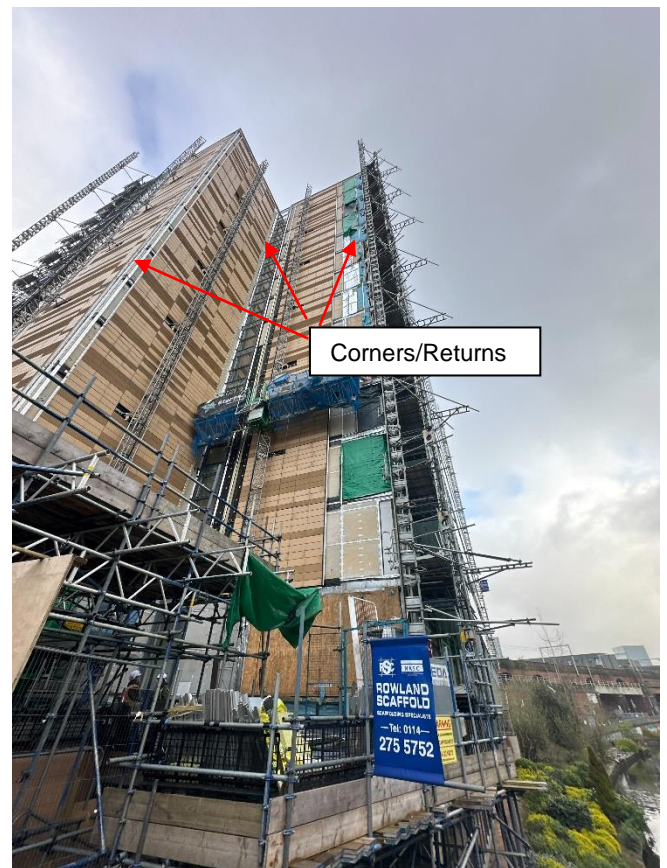
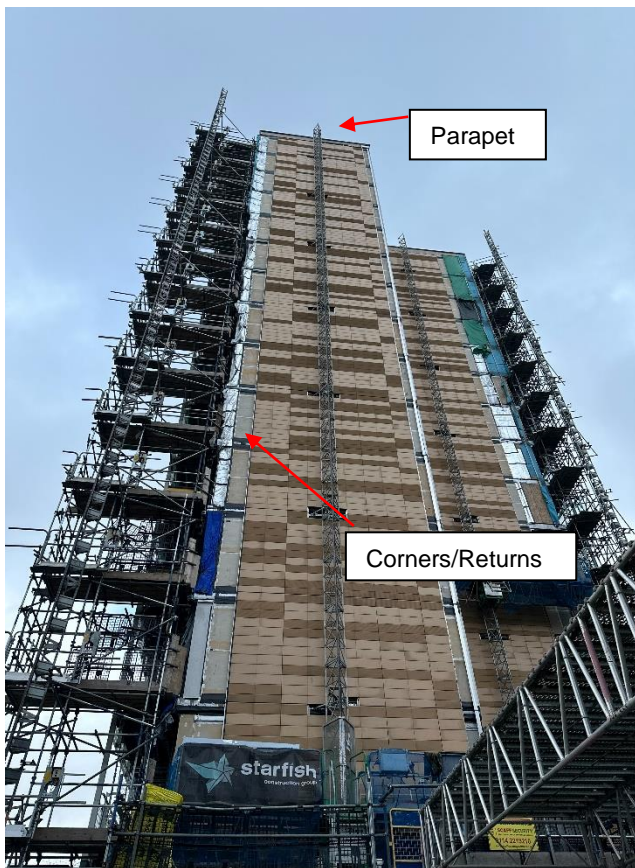
Thursday 11th April 2024

Block 1 and Block 2 - Progress to Date

The remediation works to Block 1, and Block 2 is progressing well. Please see below a breakdown of the progress to date. The completion date for all cladding remediation works on Block 1 is 23/09/2024. The completion date for all cladding remediation works on Block 2 is 14/08/2024. Please note, these dates are for completion of all remediation work, including the reinstatement of soft landscaping.

Block 1 - Work to the Terracotta Tiles – South Elevation

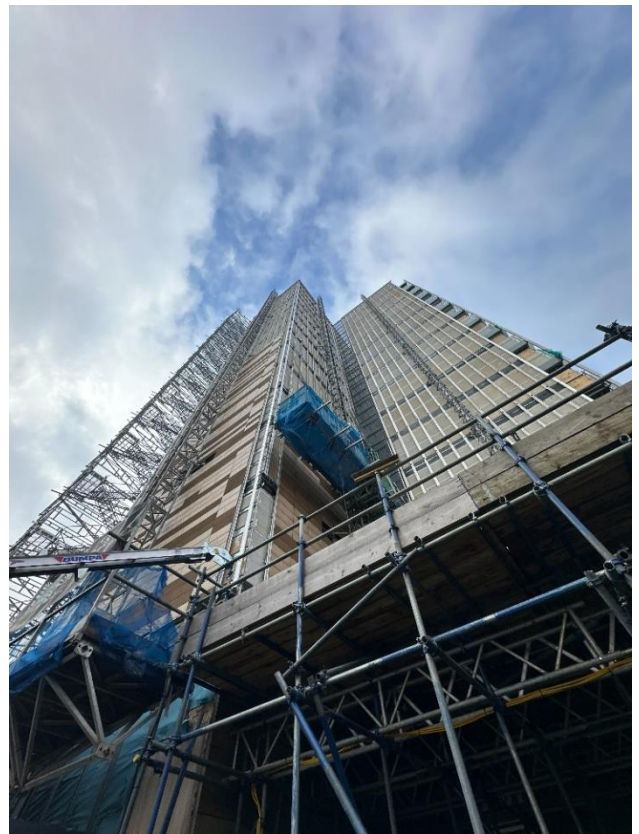
The installation of the new materials is now complete to the majority of the south elevation, and the terracotta tiles to the completed areas have now been reinstated. The areas we are still working on are the corners, the return areas adjacent to the communal and balcony door/windows, and the parapet which is located at the very top of the building. On completion of these areas, the tiles will be reinstated, and we will begin to take down the mast climbers. Works will still be required to Level 1 and the ground floor of the south elevation, but this work cannot begin until all the mast climbers, hoist equipment and scaffolding is removed. Please see below photos of progress.



Block 1 - Work to the Terracotta Tiles – North Elevation

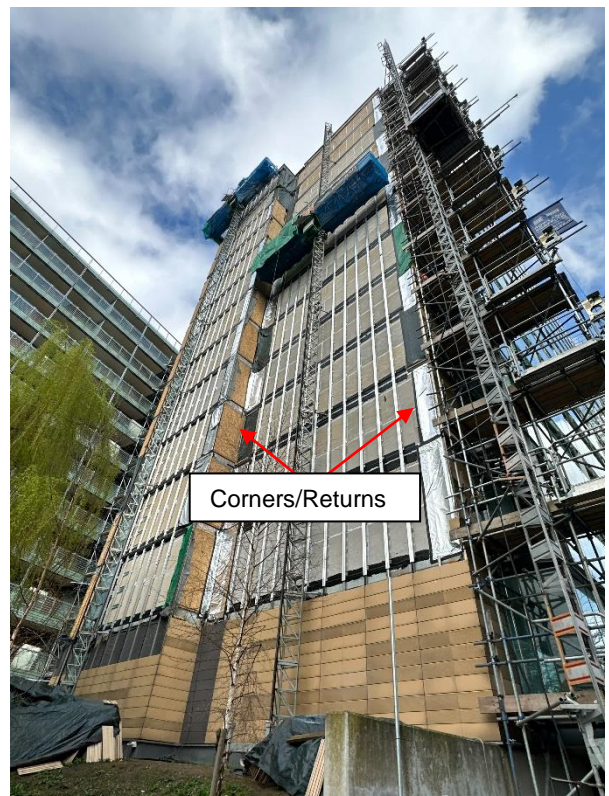
The installation of the majority of the new materials on the north elevation is complete. Unlike the south elevation, the access to the corners and return areas is not restricted, and therefore these areas have also been completed. Works are continuing to install the remaining materials level by level, and the reinstatement of tiles has commenced as shown in the photos directly below on page 2.

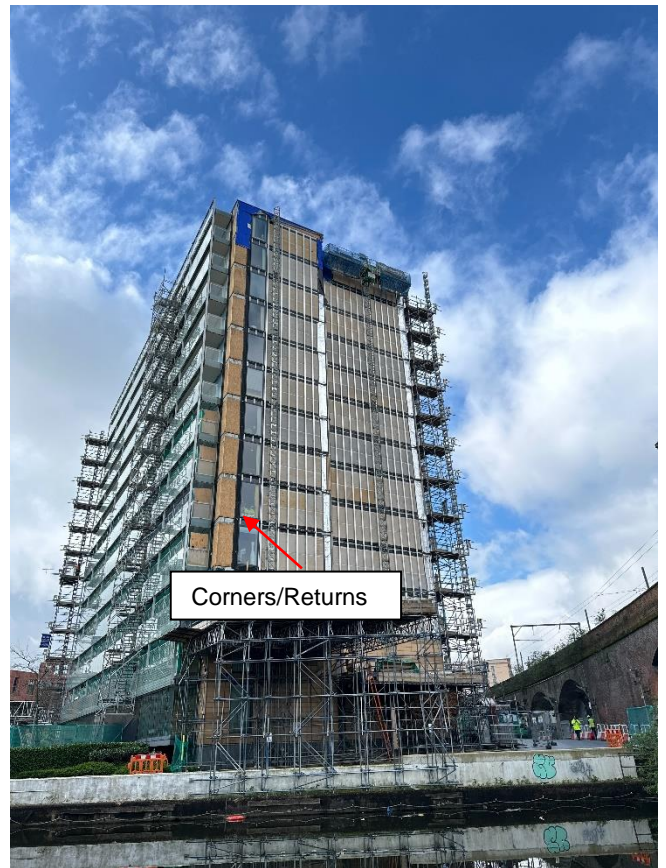
Work will also be required to the parapet area (top of the building), Level 1 and the ground floor area to the West elevation which cannot be accessed until the scaffolding platform and haki staircase is removed.



Block 2 - Terracotta Tiles – North and South Elevation

The progress of works to the terracotta tile system on the north and south of Block 2 at the same stage of the works. Most of the new materials have been installed to the main areas of each elevation, with work still required to the returns and corners of the building. No work has been undertaken to the left-hand side of the window locations, and this is because, the work to the right-hand side of the window was required to be completed to allow for this work to progress. The work required is now complete, and over the coming weeks works will commence to the left-hand side and returns of the window areas. As with Block 1, our access equipment such as the scaffold platforms and hoist access prevent access to level 1, 2 and the ground floor. Work to these areas will commence on removal of all access equipment. Photos of these areas are below (south) and continued page 3 (north).





Block 1 and Block 2 - Work to the Balcony Areas

We previously advised that the balcony works would be completed, glass reinstated, and the door restrictors removed, starting from W/C 02/05/2024 for Block 1, and W/C 11/04/2024 for Block 2. However, we regret to inform you that this date will not be achieved.

The ground floor apartments will be notified in a separate communication of when works will commence to their balcony area.

The new date for reinstating the glass partitions and removing the door restrictors will be:

Block 1 - W/C 21/05/2024 until 13/06/2024.

Block 2 – W/C 12/06/204 until 28/06/2024.

Although the balcony areas will not be completed in the projected timescales, work is progressing well, and we want to assure you that Operatives are working as efficiently and effectively as possible to complete the balcony areas. The works we are undertaking are subject to a robust process of quality checking by Starfish Construction, the Client, and Independent Consultants, and therefore this can result in Operatives revisiting and undertaking works to areas you may have thought were completed. We aim to provide notice of Operatives working on your balcony area each week via the Planned Works Schedule which is uploaded onto our Resident and Leaseholder Hub every Monday. However, if resources become available, Operatives may be working on your balcony area without notice until the works are officially handed over to the Client.

The balcony remediation works can be split into three working sections: The Façade, The Soffit, and the Decking.

The Façade works are the removal and replacement of all the materials to the wall area, with the final finish being the installation of the cladding.

The Soffit works are the removal and replacement of the materials to the ceiling area, with the final finish being the installation of the soffit panel and soffit trim.

The Decking works are the removal and replacement of the materials to the floor area, with the final finish being the decking boards.

To find out what work is completed to your balcony area, please visit the St Georges Island Residents and Leaseholders Hub at [SGI Hub \(starfishconstruction.com\)](https://starfishconstruction.com) and go to the Progress Updates and Announcements section, then click the latest edition of the Planned Works document.

Block 3 – Commencement of Works

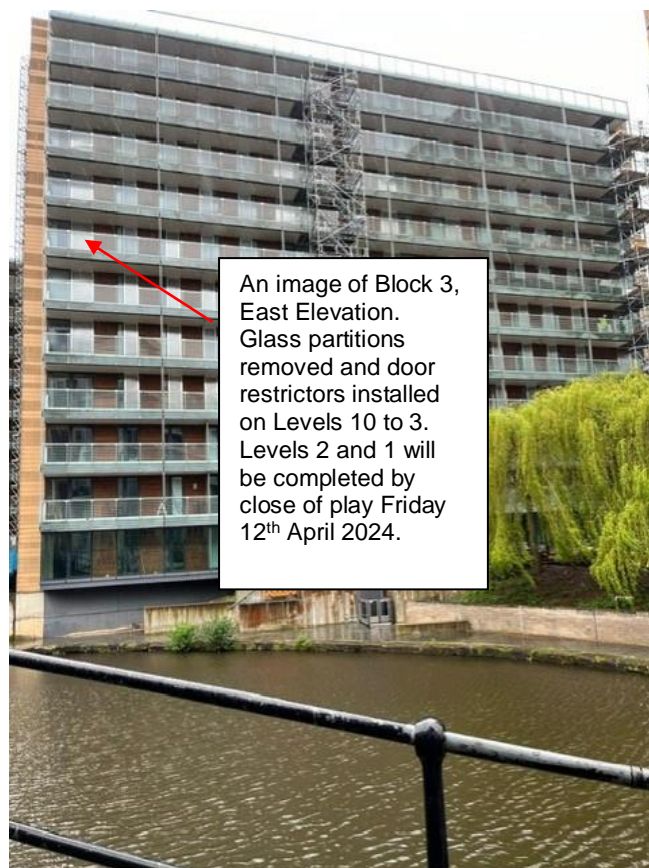
All access equipment has now been installed to Block 3, and the installation of this equipment means we can now commence works to the balcony areas as projected from W/C 15th April 2024.

Please note, works are continuing to remove the glass balustrades on the West elevation (railway facing side), and this will continue into next week, along with the removal of glass partitions, and the installation of door restrictors. This work has had to stop due to the rain and wind speeds preventing us from using the glass removal equipment for Health and Safety reasons. Therefore, if you have not yet removed your balcony possessions, please ensure the items are removed to prevent further action being taken.

Works will commence to the balcony levels of Block 3 on the dates listed below. Please note, preparation works such as removing decking boards and soffit panels may take place earlier than these dates, but no works will begin on the façade/wall areas of your apartment until the dates specified below.

Balcony Level	Start Date	End Date
Level - 10, 9, 8	15 th April 2024	28 th May 2024
Level - 7, 6, 5	29 th May 2024	9 th July 2024
Level - 4, 3, 2	10 th July 2024	20 th August 2024
Level - 1	21 st August 2024	2 nd October 2024
Ground Floor	3 rd October 2024	13 th November 2024

Information on when the works to the terracotta tile system will commence will be communicated to you at a later date.



Block 4 – Installation of Access Equipment and Commencement of Works

The installation of access equipment has commenced to Block 4, and the works are ongoing. To date the following installations have taken place:

Installation of mast climbers – Complete

Installation of haki staircases – Complete

Installation of hoist platforms – Complete

Installation of scaffold platform to the Estates Office – Complete

Installation of scaffold platform to the rear side of the building where the external stairway is located – Ongoing. This will be completed by close of play by Friday 12th April 2024, and we are in the process of installing lighting in this area.

Installation of hoists – This work is slightly behind schedule, and we anticipate completion by the 26th April 2024.

The delay in installing the hoists will mean that the balcony remediation works will commence at a slightly later date than projected. This is because, to access the balcony areas to remove the glass balustrades/partitions, install the door restrictors, and then to undertake the remediation works, the use of a hoist is required. Therefore, the date in which glass removal and door restrictors will begin will now be W/C 29th April 2024 instead of W/C 15th April 2024. The change in dates for the balcony remediation works to begin, will be issued to you in separate communication via email.

We apologise for the inconvenience and impact this may cause, and although access to your balcony remains, we ask that you please ensure that you keep your balcony area free from possessions ready for this work to begin.

Block 5 – Completion of Communal Balcony Works

Following our recent communications to you regarding the works to the Level 1 Communal area, we can confirm that this work is now complete, and Block 5 will remain under the existing scheme, and will not be subject to the changes from the Building Safety Regulator.

The start and completion dates of Block 5 remediation works remain the same - **Start date:** 17/02/2025 and **End date:** 28/11/2025.

The Starfish Site Team would like to take this opportunity to thank all Residents and Leaseholders at St Georges Island for their ongoing patience and cooperation.

Should you have any questions or concerns, please do not hesitate to contact us.