

Statement from Amy Butzki - Resident Liaison Officer at Turney's Court

Dear Residents and Leaseholders,

Welcome to the latest news and updates for Turney's Court. Please find below the latest updates regarding the reinstatement works and onsite activities scheduled for the week ending **Friday, 28th November 2025**. This section will provide regular progress reports, keeping you informed of the works taking place across all blocks, as well as any important notices that may affect residents during the construction period. Our aim is to ensure transparency, maintain open communication, and keep everyone updated on the ongoing improvements to the building.

News and Updates

Health & Safety

- No current H&S issues to report.

Design

- **Existing Garage Roof Design** – Starfish/Keegans to agree finish of the soffit around the garage doors.
- Road elevation - Cladding design to be issued on 28.11.25

Procurement

- **All material is onsite.**

Commercial

- Collateral Warranties – SE issued
 - Current instructions:
 - a. EAI 001 – Removal & reinstatement of the satellite dishes – costs agreed £8798
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b. EAI 002 – Introduction of render coat to blockwork/removal of timber from window frames & install of new SFS along with revised completion programme – Costs agreed £164,452.70.

c. EA1 003 - Replacement boiler flue costs have been issued for flat 20

Production

- Phase 1 cladding planks – Install circa 100% completed.
- Phase 1 Cleaning is 100% complete.
- Phase 1 Mastic works are complete.
- Phase 1 Scaffold Strike is 100% complete.
- Phase 2 Cleaning is 100% complete
- Phase 2 Mastic works are complete
- Phase 2 Scaffold strike has commenced.
- Phase 3 Cladding removal 100% complete.
- Phase 3 Insulation/sheathing board & breather membrane install is complete
- Phase 3 Top Hats & cladding planks are 100% complete.
- Phase 1 Hoist has been removed.
- SWECO visited site on 27.11.25

Key Summary Points

Turney's Court - 28/11/2025

Labour Forecast For Week Commencing 14.11.25

- 1no Site Manager
- 14no Operatives

Collateral Warranties

- Starfish structural engineer, CW has been issued but we still await our FE

Current Issues

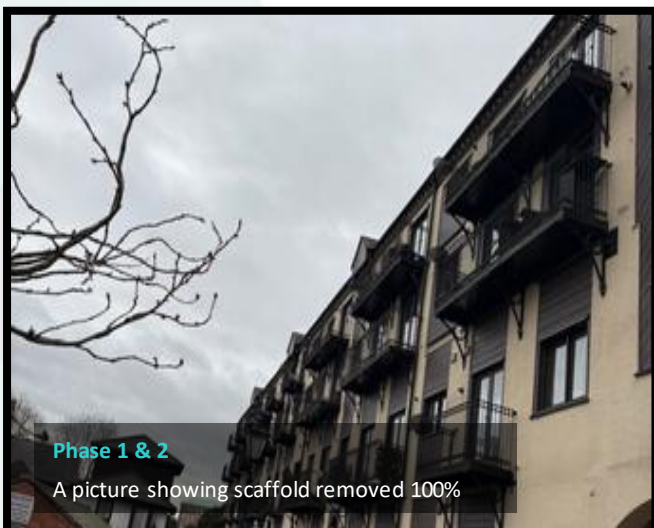
- Starfish have informed Keegans that the current completion date will not be achieved & that we are looking more like a Christmas completion – **Updated programme issued, which shows a completion date of 19.12.2025**

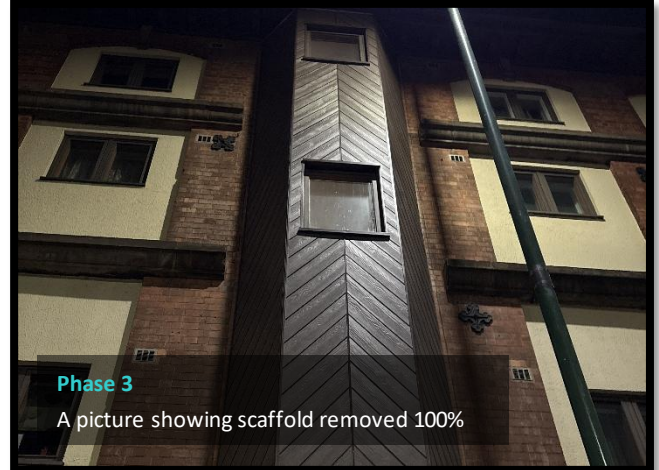
- Boiler Flues – there are 6no boilers flues that come through the cladding zone where the flues require replacing, we have had access to 4no apartments & as it stands, we will be able to just replace the boiler flues, but we need access to the Remaining 2no properties – **RM has contacted Encore to assist with access.**

Our Commitment

As part of our commitment to keeping you informed, please find below the latest update for Turney's Court - These weekly reports will continue to provide regular updates on site activities, planned works, and any relevant notices.

Photographic Evidence





If you have any questions or concerns regarding the ongoing works, please don't hesitate to contact your Resident Liaison Officer, **Amy Butzki**, using the details provided below. Your continued cooperation and support are greatly appreciated as we work to deliver these improvements safely and efficiently.

Contact Information



Resident Liaison Officer
Name: Amy Butzki
Telephone: 07539011441
Email: abutzki@starfishltd.com
Working hours: 9am-4:30pm



Site Manager
Name: Andrew Brown
Telephone: 07811396473
Email: abrown@starfishconstruction.com
Working hours: 8am-5:00pm
