

Statement from Amy Butzki - Resident Liaison Officer at Winchester Mews - Swiss Cottage Leisure Centre

Dear Residents and Leaseholders,

Starfish Construction has been appointed by Barrat Red Row to carry out the works to Winchester Mews – Swiss Cottage Leisure Centre. Please find below the latest update regarding reinstatement works and related onsite activities for WE: 06.04.2025

Scaffolding Updates

- Scaffolding - 60% of the scaffolding has been completed around Swiss cottage leisure centre and hand rail scaffolding will be placed around balconies and terraces.
- Scaffolding - We have been notified that there has been some people trespassing onto the roof using the scaffolding/Haki stairs. Security measures have taken place and we aim to have alarms fitted and fully installed by Friday 4th April 2025.

Pre-Condition Surveys

- Pre-condition surveys - 63.64% of surveys have been carried out.
- We are still carrying out pre-condition surveys and aim to have then all completed before we start any major works to the façade. If you have still not had a pre-condition survey carried out please contact your designated resident liaison officer (Amy Butzki) at your earliest convenience.

Scope of Works

- The remediation works consists of the removal of all the ACM cladding system, all timber decking and balustrade to replace this with a more efficient and safe aluminium cladding system.
- We are currently removing the cladding from the terrace area (Phase 1)
- We will be completing the scaffold works next week and continuing to works to phase 1. By the end of the month (April) - beginning of May, works will have commenced on phase 2 (plantroom).
- Currently we have completed 17% of our programmed works and on course to complete by the end of November 2025.



Should you have any questions about the works, please don't hesitate to contact Amy Butzki - Resident Liaison Officer via email on Abutzki@starfishltd.com or via telephone on **07539011441**.

Winchester Mews - Visage Residents

- We have put up scaffolding around Swiss cottage leisure centre and have noticed that it is in very close contact with the Winchester Mews building (letters have been hand delivered and sent out to all resident facing the scaffold elevation) - we kindly ask if residents could keep their blinds/curtains closed during working hours. (Monday - Friday, 8am-4pm)
- If you have any queries or questions please feel free to contact your designated resident liaison officer (Amy Butzki) on 07539011441 or abutzki@starfishltd.com

Newsletters & QR Codes

- Newsletters will be issued every month, our latest monthly newsletter will be issued on: Monday 6th April 2025 where you can find the latest updates/news regarding the on-going works around Swiss cottage leisure centre.
- QR Codes - has been placed around Swiss cottage leisure centre and Winchester mews where you can scan it using your phone camera to get weekly updates via the hub.
- If you have not received a copy of the newsletter you can contact your resident liaison officer abutzki@starfishltd.com who will be happy to send you a copy of the previous newsletter.
(Previous newsletter - 06.03.2025)



Community Newsletter
Friday 7th March 2025
Winchester Mews - Swiss Cottage Leisure Centre

Progress made to date
(Scaffolding will be placed all around Swiss Cottage, Leisure Centre)

Hello and welcome to our monthly community newsletter.

We are happy to announce that we will be carrying out re-cladding works to Winchester Mews - Swiss Cottage Leisure Centre. We will be looking to start works towards to beginning of the month and due to finish and complete all works by the end of November 2025.

Your resident liaison officer (Amy Butzki) will be contacting you to carry out pre-conditioning surveys, which is a necessary survey that needs to take place before we start any works. Please contact your RLO, on the number or email provided to make an appointment if you haven't already done so.

The scaffolding will be going up and around Winchester Mews - Leisure Centre, from Monday 3rd March 2025 and is due to be taken off by the end of October 2025.

Upcoming works
(Planned progress over the next month)

Over the next month we plan to have our site set up, scaffold hoist tower, hoist, staircase and site fencing at Winchester Mews, Leisure Centre, set up by Monday 3rd March 2025.

Phase 1 - Courtyard - Cladding works to commence from beginning of March 2025 and to be completed by June 2025.

Phase 2 - Plant Room Courtyard - Cladding works to commence from end of March 2025 & to be completed by July 2025.

Our site set up will be based in Winchester Mews, where you can contact our team members. Your Resident Liaison Officer (Amy Butzki) will be available, Monday - Friday between 8am-4pm. If you have any questions or queries, please feel free to contact your Liaison Officer on: [07539011441](tel:07539011441) or abutzki@starfishltd.com

Pre-Condition Survey

- Your resident liaison officer (Amy Butzki) will be contacting with all residents to book in a pre-condition survey with those who are still outstanding. The survey will consist of photographic survey an evidence to log previous damage (if there is any).
- If you still have not had a pre-condition survey carried out, please contact your RLO on the number/email provided.
- The survey will take roughly 10-15 minutes to complete.
- All data will be encrypted for security purposes.

FOR [development] USE ONLY

Health and Safety & Overview

(Winchester Mews - Swiss Cottage, Leisure Centre)

- Removal of existing cladding panels - the panels will be removed and replaced with an aluminium panel system.
- All the timber panelling and decking will be replaced with aluminium equivalent.
- Starfish construction have been appointed by Barratt Redrow as principal contractor to complete these works in a safe and timely manner.
- Scaffolding will safely be erected around the perimeter of the building with health and safety precautions in place.
- Clear signage will be put up around Winchester Mews, Swiss cottage leisure centre.

Additional consultants will form part of the wider project team including structural engineers, health and safety advisors and fire engineers. We will gain access into the required areas via flat stairs and hoists. No access through the building. All works will take place Monday - Friday 8am-4pm (any works outside these hours will be fully notified to all resident's prior). Starfish construction will have a full time RLO (Resident Liaison Officer) who will be able to assist you with any queries or questions you may have.

Frequently Asked Questions

Q. How long will the works take to complete. Start to finish?
A. We plan to start works in early March 2025 and to be complete by the end of November 2025.

Q. Will access to my home be needed all the time?
A. No, we will not always require access into your home. We will access the balcony areas externally, using the flat stairs and hoists that we will have installed on the scaffolding.

Q. What happens if damages to my wall occurred when Starfish Construction carried out works?
A. Starfish Construction will carry out a pre-condition survey which will take place before we start any works to the cladding, we do this, so we have photographic evidence of any previous damage involving both parties.

Q. What will happen if the works are not completed by the above date?
A. If works are not completed in the timeframe, then your resident liaison officer (Amy Butzki) and will be in contact with you, she will update you with the status and any aspect of the works. You will usually get two weeks notice of any changes ahead but, that can change overtime, depending on the schedule of works.

Contact information

	Resident Liaison Officer Name: Amy Butzki Telephone: 07539011441 Email: abutzki@starfishltd.com Working hours: 8am-4pm		Project Manager Name: Duncan Sage Telephone: 0798661775 Email: duncan@starfishltd.com Working hours: 8am-4pm
---	--	---	---

FOR [development] USE ONLY



Should you have any questions about the works, please don't hesitate to contact Amy Butzki - Resident Liaison Officer via email on Abutzki@starfishltd.com or via telephone on **07539011441**.