

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

Dear Residents and Leaseholders,

We are pleased to inform you that Starfish Construction has been appointed by Barratt Redrow to undertake the works at Winchester Mews – Swiss Cottage Leisure Centre. Below, you will find the latest updates regarding the reinstatement works and onsite activities scheduled for the week ending: Friday 6th June 2025.

News & Updates

New Signage at Winchester Mews!

We are pleased to share that clear signage has now been installed at the front of Winchester Mews. This will make it much easier for residents, delivery drivers, family, and friends to locate the building. Additionally, we've added directional signs to improve navigation around the site. *(Please see the pictures below).*

We would love to hear your feedback and any suggestions for further improvements to enhance the workspace and community experience at Winchester Mews. Your thoughts are always welcome!



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**.



News & Updates

Join Us for the Starfish Construction Community Clean-Up Day!

- We're excited to bring our community together on **Monday, 16th June 2025**, for a **Community Clean-Up Day!** This initiative is all about fostering a **thriving, vibrant community** by maintaining clean and well-kept shared spaces.
- Let's come together to **revitalize local parks, walkways, and communal areas**. Your participation will help restore pride in our environment, making it **safe, welcoming, and enjoyable** for everyone.

Be Part of the Change!

Whether you're passionate about keeping our community beautiful or just looking to lend a hand, we'd love to have you join us.

 **RSVP by Friday, 6th June 2025**

To help us plan, please RSVP to your **Resident Liaison Officer (RLO), Amy Butzki**.

Cladding Updates

- Cladding removal is underway in the **Phase 1 courtyard and terrace areas**. For the latest progress updates, please refer to the **newsletter that was delivered on 13.05.2025**.
- Works are ongoing in the **central section of Winchester Mews (Flats 4–19)**, with temporary lighting installed to support the cladding process and to ensure safe access during construction.
- Important updates regarding terrace area cladding works will be circulated to all residents shortly. Please watch for this communication, as it contains key project details.
- Cladding removal from the **middle terraces and balconies (Flats 4–19)** is progressing as scheduled.

Scaffolding Updates

- **Scaffolding** around the **Swiss Cottage Leisure Centre** is now **100% complete**, with handrail scaffolding securely placed around all balconies and terraces.
- We have received reports of **unauthorized access** to the roof via scaffolding and Haki stairs. In response, we have installed **security alarms** that will immediately notify our team of any attempts to access the roof or building.
- If you **hear any unusual activity on the roof** or have any **concerns**, please do not hesitate to **reach out to a member of our team**. We are always here to help and discuss any issues you may notice.



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**.



Pre-Condition Surveys

- We are pleased to report that **77.27% of pre-condition surveys have been successfully completed**. This marks significant progress in our commitment to ensuring that all necessary assessments are carried out before any major façade works begin.
- We are actively continuing the survey process and are dedicated to finalizing **100% of the surveys** prior to the start of any major construction activities. Completing these surveys is crucial to documenting the current state of properties and ensuring transparency and accountability throughout the project.
- If you have not yet completed your **pre-condition survey**, we encourage you to reach out to your **Resident Liaison Officer, Amy Butzki**, at your earliest convenience to schedule an appointment. Ensuring your survey is completed will help us maintain our project timeline and keep everything running smoothly.
- Letters have been sent to all residents with information on how to **book your pre-condition survey**. If you did not receive a letter or require further information, please contact us, and we will be happy to assist.
- Your cooperation is greatly appreciated as we work together to prepare for the next phase of this project.

Scope of Works

- The remediation works involve the full removal of the existing **ACM cladding system**, along with all timber decking and balustrades, to be replaced by a more efficient and secure **aluminium cladding system**.
- Cladding removal is currently underway in the **Phase 1 terrace area**.
- We have now completed works on Phase 2 (Plant room). Phase 2 - Plant Room: The stripping works have been completed, with **Rockwool Insulation** and **Snap Board** successfully installed. The next will be the **installation of fire barriers**.
- To date, **17%** of the scheduled works have been completed, and the project remains on track for completion by **November 2025**.

Winchester Mews - Visage Residents

- Scaffolding has been erected around **Swiss Cottage Leisure Centre**, and we have observed that it is in close proximity to the **Winchester Mews** building. Letters have been hand-delivered and sent to all residents facing the scaffold elevation. We kindly request that residents keep their **blinds/curtains** closed during working hours (**Monday–Friday, 8am–4pm**).
- Should you have any queries or concerns, please do not hesitate to contact your designated **Resident Liaison Officer, Amy Butzki** at **07539011441** or abutzki@starfishltd.com





Newsletters & QR Codes

- **Newsletters** will be issued monthly, with the latest edition scheduled for release on **Tuesday, 13th April 2025**. This will include the most recent updates and news regarding the ongoing works around **Swiss Cottage Leisure Centre**.
- **QR Codes** have been placed around **Swiss Cottage Leisure Centre** and **Winchester Mews**. Simply scan these codes with your phone camera to access weekly updates via the project hub.
- If you have not yet received a copy of the newsletter, please contact your **Resident Liaison Officer, Amy Butzki**, at abutzki@starfishltd.com, who will be happy to send you a copy of the previous edition.

