

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: 09.05.2025

Cladding Updates

- We have started to take off the cladding in the (Phase 1) court yard/terrace area's and (Phase 2) roof lights .
- We will be in contact with residents soon to arrange an appointment to remove the cladding in the middle terrace balconies. If you could please contact your resident liaison officer as soon as possible to arrange the appointment.
- We will be sending out letters to all resident's regarding the cladding works in the terrace areas - please keep a look out for this information as it is very crucial as part of our works.

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), plantroom and roof lights area (Phase 2)
- 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).



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, 8 am-4 pm)
- 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 Friday, 09th April 2025. In it, you can find the latest updates/news regarding the ongoing 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 - April 2025)*



Community Newsletter
Winchester Mews - Swiss Cottage Leisure Centre
May 2025

Progress made to date
Hello and Welcome to our monthly community newsletter.

As we are welcomed with beautiful weather into the spring season, we are delighted to let you know that we have now fully completed installing scaffolding around Swiss Cottage Leisure Centre, along with hand-rail scaffolding around all balconies and terraces, with security alarms installed.

All works are due to finish and be complete by the end of November 2025.

QR codes (to be scanned by phone) have been placed around Swiss Cottage and Winchester Mews where you can find weekly updates of the on-going works.

Upcoming works
(Planned progress over the next month)

Phase 1 - Courtyard - Cladding works to commence from the end of March 2025 and to be completed by July 2025. Removal of existing cladding panels - the panels will be removed and replaced with an aluminium panel system.

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

Pre-Condition Survey

- Your resident liaison officer (Amy Butzki) will be contact with all residents to book in a pre-condition survey. The survey will consist of photographic survey an evidence to log previous damage (if there is any).
- We have currently carried out 50% of pre-condition survey's.
- If you still have not had a pre-condition survey carried out, please contact your RLO on the number/email provided. All data will be encrypted for security purposes.

Our site set up is based in the car park of Winchester Mews, near the Visage apartments (car park), where you can contact our team members. Your Resident Liaison Officer, (Amy Butzki) who will be available Monday - Friday between 9am-4.30pm. If you have any questions or queries, please feel free to contact your Liaison Officer on: abutzki@starfishltd.com or 07539011441

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Health and Safety & Overview

(Swiss Cottage Leisure Centre - Winchester Mews)

- Removal of existing cladding panels - the panels will be removed and replaced with an aluminium panel system.
- All the terrace paneling and decking will be replaced with aluminium equivalent.
- Starfish construction has 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 the engineers. We will gain access into the required areas via Hall stairs and lifts. No access through the building. All works will take place Monday - Friday 9am-5pm (any works outside these hours will be fully briefed 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 Hall stairs and lifts 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 covering 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) will be in contact with you, she will update you with the status and any delays of the works. You will usually get two weeks' notice of any changes ahead but, that can change over time, depending on the schedule of works.

Contact information

 Resident Liaison Officer Name: Amy Butzki Telephone: 07539011441 Email: abutzki@starfishltd.com Working hours: Mon-Fri 9am-5pm	 Site Manager Name: [Name] Telephone: 07539011441 Email: [Email] Working hours: Mon-Fri 9am-5pm	 Resident Liaison Officer Name: [Name] Telephone: 07539011441 Email: [Email] Working hours: Mon-Fri 9am-5pm
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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**.