

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 23rd May 2025.

News & Updates

A big well done to Danny Griffiths for achieving: H&S Excellence as the Safe Operative of the Month

Site manager: Geanina Rusu

This recognition highlights his outstanding commitment to safety and his contribution to maintaining high standards on site. Well done, Danny!



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**.



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.

Pre-Condition Surveys

- Pre-condition surveys - 63.64% of surveys have been carried out.
- We are actively continuing the survey process and intend to have all surveys finalized prior to the commencement of any major façade works. If you have not yet completed a pre-condition survey, please contact your designated **Resident Liaison Officer, Amy Butzki**, at your earliest convenience.

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.



Community Newsletter
Winchester Mews - Swiss Cottage Leisure Centre
Mar 2025

Progress made to date

Hello and Welcome to our monthly community newsletter.

As we welcome the beautiful spring weather, we are pleased to share that the scaffolding installation around Swiss Cottage Leisure Centre is now fully complete. This includes perimeter scaffolding as well as handrail scaffolding to all balconies and terraces, with security alarms installed throughout for added protection.

[Scaffolding placed all around Swiss Cottage Leisure Centre]

QR codes have been placed around Swiss Cottage and Winchester Mews. By scanning them with your phone, you can access weekly updates on the ongoing works. We encourage you to check them regularly to stay informed about progress, upcoming activities, and any potential changes.

All works remain on track for completion by the end of November 2025.

Upcoming works
(Planned progress over the next month)

Phase 2 – Plant Room: The stripping works have been completed, with Rockwool insulation and Snap Board now successfully installed. The next step will be the installation of fire barriers.

Phase 2 – Roof Lights: Work is progressing with the planned installation of fire barriers, followed by Rockwool and Snap Board to ensure full compliance and fire protection.

Internal Garden Pods: Measurements have been completed and shared with the design team. Preparations are now underway for the removal of the ASM panels.

Pre-Condition Survey

- Your resident liaison officer (Amy Butzki) will be in contact with all residents to book in a pre-condition survey. The survey will consist of photographic survey as evidence to log previous damage (if there is any).
- **We have currently carried out 50% of pre-condition surveys.**
- 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 Village 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 timber panelling 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.



Site Inspections & Health and Safety

We're pleased to report that the recent Health and Safety visit went well, with positive feedback received. Additionally, the Olex site inspection confirmed high-quality installation standards.

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 Haki 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 damages 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.
- If access is required into your home, then your Resident Liaison Officer (Amy Butzki) will contact you beforehand to make arrangements – we will not access your home without permission or your consent.

Contact information



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



Site Manager
Name: Marka Oestreicher
Telephone: 01875290771
Email: marka@starfishltd.com
Working Hours: Mon-Fri 9am-4:30pm



Project Manager
Name: Steve Sharp
Telephone: 01875290771
Email: steve@starfishltd.com
Working Hours: Mon-Fri 9am-4:30pm

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