

## 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 carry out the works at Winchester Mews – Swiss Cottage Leisure Centre. Please find below the latest updates regarding the reinstatement works and onsite activities scheduled for the week ending **Friday, 11th July 2025**.

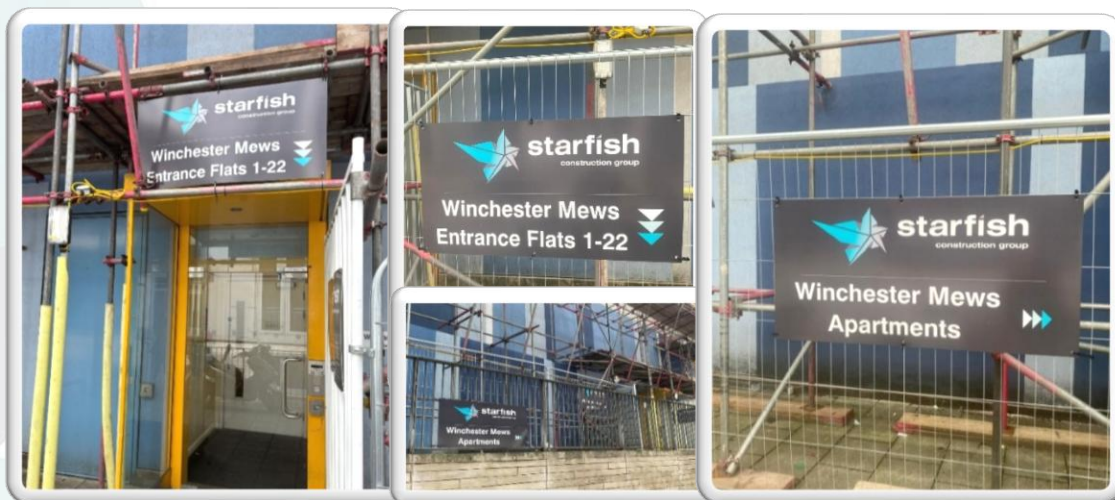
### News & Updates

As of this week, the fire alarm systems have been fully installed and successfully tested. Additionally, a routine fire drill was carried out on Tuesday, 24th June 2025, as part of our ongoing safety protocols. Please be assured that this was a scheduled procedure and did not require resident evacuation. We have also commenced cladding removal works, with three properties completed to date—representing 18.75% of the total project.

### News & Updates

We're pleased to share that clear new signage has been installed at the front of **Winchester Mews**. This enhancement makes it easier for residents, delivery drivers, family, and friends to locate the building. Additionally, directional signs have been added throughout the site to improve navigation, resulting in a smoother experience for everyone. Since the installation, we've received no further complaints from delivery drivers struggling to find the property—a positive improvement for the area.

We would love to hear your thoughts! If you have any feedback or suggestions on how we can further improve the workspace or community experience at Winchester Mews, please don't hesitate to get in touch. Your input is always valued and appreciated!



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](mailto:Abutzki@starfishltd.com) or via telephone on [07539011441](tel:07539011441).

## News & Updates

### Our Community Clean-Up & Coffee Morning – A Great Success!

We're delighted to share that both the recent Coffee Morning and Community Clean-Up were a great success, with a fantastic turnout from our residents. It was heartwarming to see familiar faces and to welcome a few new ones as well.

A huge thank you to everyone who took the time to join us and show their support. Your involvement plays a vital role in building a stronger, more connected community, and we truly appreciate your participation.

We're excited to announce that our next Coffee Morning will take place on **Thursday, 17th July 2025**, and we'd love for everyone to come along. It's a great chance to catch up, share your thoughts, and get involved in shaping what happens next in your community! - More events and activities are on the horizon, so keep an eye out for updates — we can't wait to see you there!



## Cladding Update

- Cladding removal is well underway in the Phase 1 and 2 courtyard and terrace areas. For the most recent updates, please refer to the newsletter (**July 2025**).
- Works continue in the central section of Winchester Mews (Flats 4-19), we have installed temporary lighting to ensure the safe access during construction.
- We have begun removing cladding and timber from all balconies, including those on the middle patios.
- As part of the scheduled works, the lighting on the middle patios have now been safely removed and temporary lighting has been installed.
- Cladding removal has also started on the middle patios, and access to your property will be required to complete this phase of work.
- To ensure work can be carried out safely and efficiently, we kindly ask that you provide clear access to all windows and doors by:
  - Removing any items from window sills.
  - Keeping general access routes clear and free from obstruction
  - Moving bedframes and furniture away from effected working areas



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Window and Balcony Works Update:

We have now begun works to the windows and balconies as part of our ongoing cladding programme. This includes the removal of timber elements from balconies and patio areas.

- External cladding has been removed from balcony areas.

- Windows and doors are being temporarily removed to ensure safe and thorough access for cladding removal.



## Scaffolding Updates

- Scaffolding around the Swiss Cottage Leisure Centre is now 100% complete, with handrail scaffolding securely placed around all balconies and terraces.
- Security alarms have been installed to ensure the safety of all residents.
- 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.

## Pre-Condition Surveys

We are pleased to report that **86.36% 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.



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- 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.
- We currently have two **(2)** properties outstanding to have a precondition survey – if you have not had a survey complete, please contact your resident liaison officer.
- 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.

## 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](mailto:abutzki@starfishltd.com)
- You can also get in touch with your concierge at [concierge@thevisage.com](mailto:concierge@thevisage.com), and they'll be happy to pass any messages or feedback along to Amy Butzki.

## Scope of Works

- The remediation works include the complete removal of the existing ACM cladding system, as well as all timber decking and balustrades. These will be replaced with a more efficient and secure aluminium cladding system.
- Timber removal is currently in progress in the balcony patio areas.
- We have now completed the stripping of the Phase 2 plant room, and successfully installed the VSL, Rockwool, and snap board systems.
- The next stage of this process will be the installation of the breather membrane
- Installation of new aluminium cladding panels, compliant with the latest building safety and fire regulations
- Upgrading of balustrade systems to meet enhanced structural and safety standards.
- Application of fire-stopping barriers and insulation systems behind cladding to improve building fire performance.
- Comprehensive waterproofing and sealing works to ensure long-term durability and weather protection.
- Replacement of terrace and balcony flooring finishes with non-combustible, slip-resistant materials for improved safety and aesthetics.





Photo 1 – VSL Installed

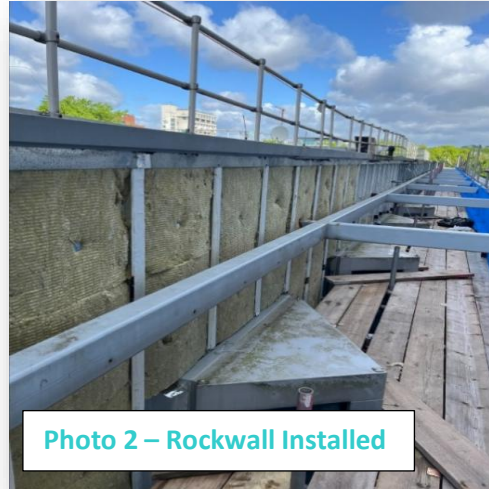


Photo 2 – Rockwall Installed

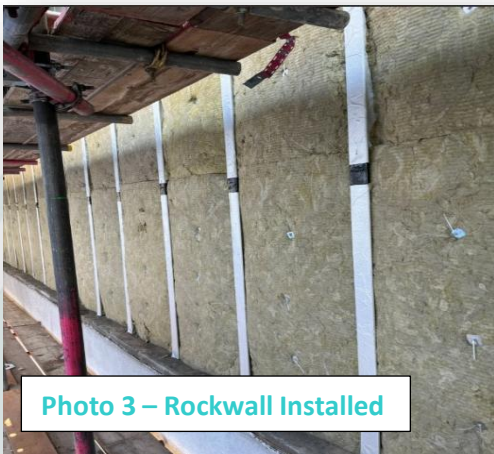


Photo 3 – Rockwall Installed

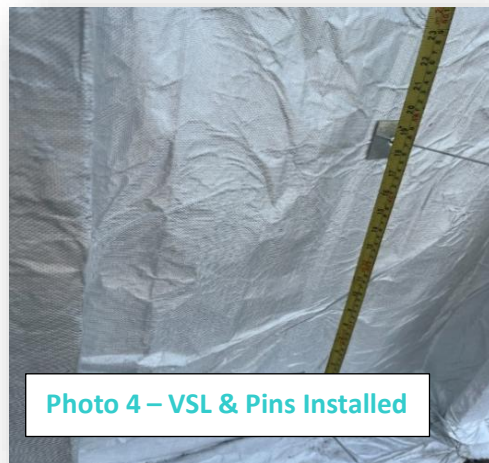


Photo 4 – VSL & Pins Installed

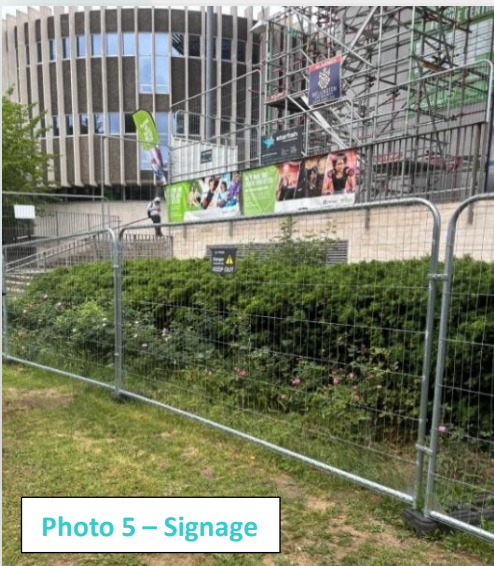


Photo 5 – Signage



Photo 6 – Cladding Removal





Photo 8 – Snap board Installed

## Newsletters & QR Codes

- Newsletters will be issued monthly, with the latest edition scheduled for release in June 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](mailto:abutzki@starfishltd.com), who will be happy to send you a copy of the previous edition.



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