

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

Dear Residents and Leaseholders,

We 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, 18th July 2025**.

News & Updates

Every Wednesday we have a Fire Drill in the car park of Winchester Mews - Visage, this is a standard procedure to test the fire alarm systems as part of the on-going safety procedures. We have also commenced cladding removal works, with five properties completed to date—representing 31.35% of the total project. We will be in contact with all residents to book in an appointment for the removal of the cladding - please note that works will take three (3) days to complete as we will need to remove all windows in order to remove the cladding, please also ensure that when we come to carry out the appointment that all areas are cleared and ready for works to take place.

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 or via telephone on [07539011441](tel:07539011441).

News & Updates

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

We hosted our first Coffee Morning of the month at Winchester Mews (Thursday 17th July 2025) from 9:30am to 11:00am, and we're pleased to say it was a lovely and productive session. A total of [2] residents joined us for a relaxed morning of tea, coffee, biscuits, and conversation. As the weather was beautifully sunny, we made the most of it by holding the session outside the community café. It created a warm and welcoming atmosphere, and many residents commented on how nice it was to sit outdoors and have a friendly chat with neighbors and staff alike.

Our next Coffee Morning is on **Thursday 7th August 2025** — we'd love to see you there! More events are coming soon, so stay tuned for updates.



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**). Cladding removal has also started on the middle patios, and access to your property will be required to complete this phase of work.
- Works continue in the central section of Winchester Mews (Flats 4-19), the lighting on the middle patios have now been safely removed and temporary lighting has been installed, to ensure the safe access during construction.
- We have begun removing cladding and timber from all balconies, including those on the middle patios.
- 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



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**.



Window and Balcony Works Update:

As part of the ongoing cladding programme, we have now commenced works to the windows and balconies. This includes the removal of timber elements from balconies and patio areas.

- All visible external windows will be temporarily removed and reinstated to allow for the safe removal of cladding. These works will take approximately three (3) days to complete. (Please refer to your property pack for full details.)

Your resident liaison officer **Amy Butzki**, will be in touch shortly to schedule your appointment.

- To ensure smooth access, please make sure all balconies, patio areas, and windowsills are cleared and ready ahead of your appointment.

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're pleased to share that 100% of pre-condition surveys have now been successfully completed. This represents a key milestone in our commitment to carrying out all essential assessments ahead of the main façade works.



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

- 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
- Additionally, you can also get in touch with your concierge at 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

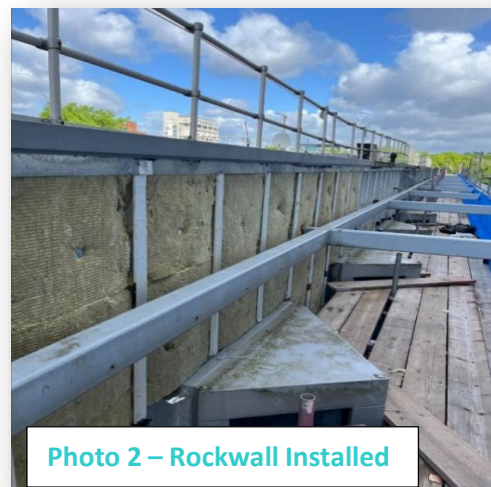


Photo 2 – Rockwool Installed





Photo 3 – Rockwall Installed

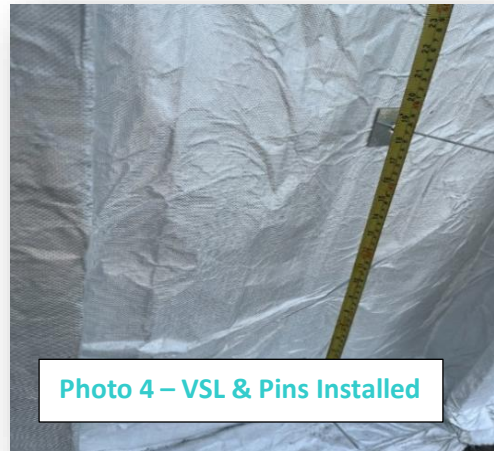


Photo 4 – VSL & Pins Installed

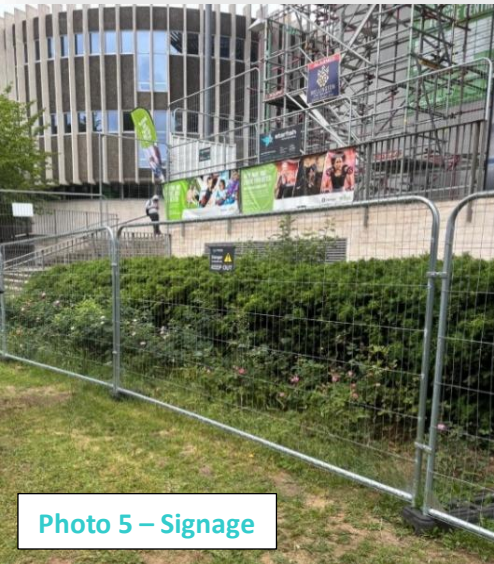


Photo 5 – Signage



Photo 6 – Cladding Removal



Photo 7 – VSL Mastick Applied



Photo 8 – Sanp board Installed



Newsletters & QR Codes

- Newsletters will be issued monthly, with the latest edition scheduled for release in **August 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.

