

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

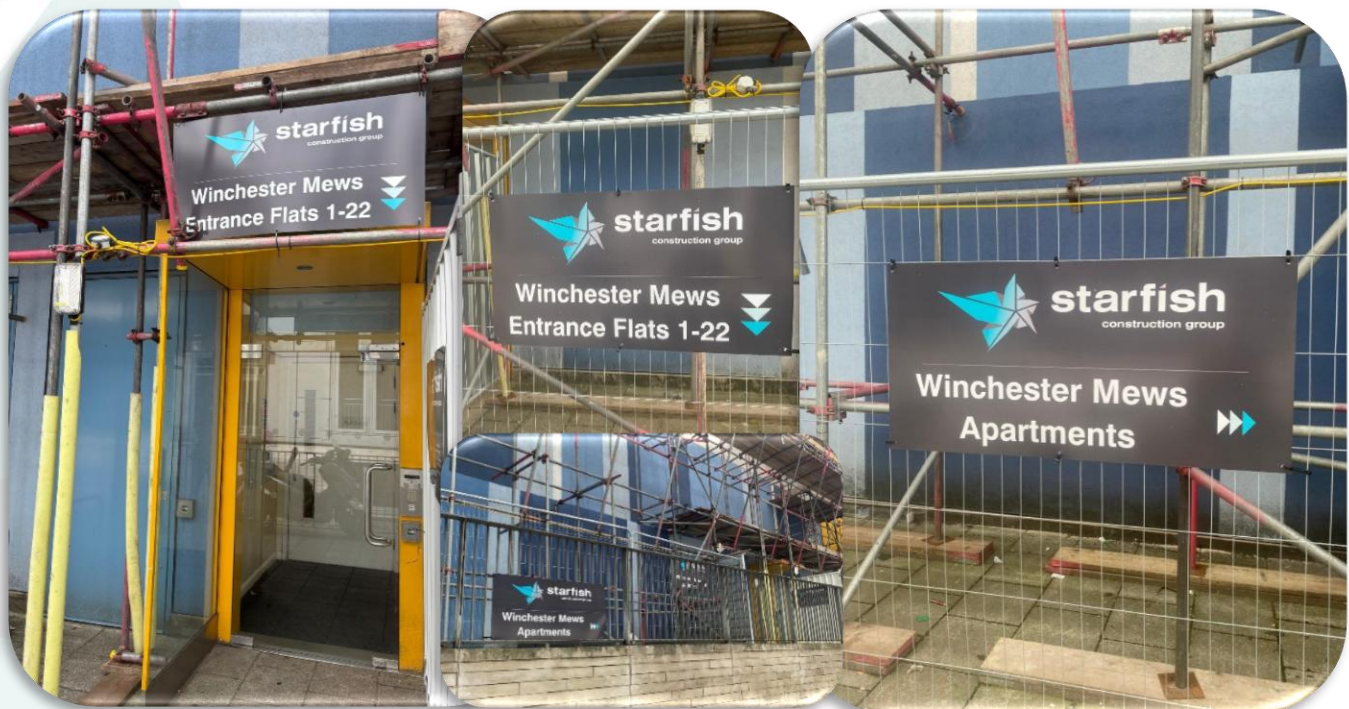
Dear Residents and Leaseholders,

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, 20th June 2025**.

### News & Updates

We are pleased to share that **clear signage has now been installed** at the front of **Winchester Mews**. This improvement will make it easier for residents, delivery drivers, family, and friends to locate the building more. In addition, **directional signs** have been added to enhance **navigation around the site**, helping to ensure a smoother experience for everyone. *(Please see the pictures below).*

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

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

A big thank you to everyone who joined us this week for the Community Clean-Up Day on Monday 16th June 2025 and the Coffee Morning on Wednesday 18th June 2025, at Swiss Cottage Community Centre. Your involvement, energy, and feedback were truly appreciated and helped make both events a great success. It was wonderful to see residents come together, connect with one another, and take pride in our shared spaces.

We're excited to let you know that more community events are in the pipeline, so keep an eye out for upcoming dates—we'd love to see even more of you getting involved!

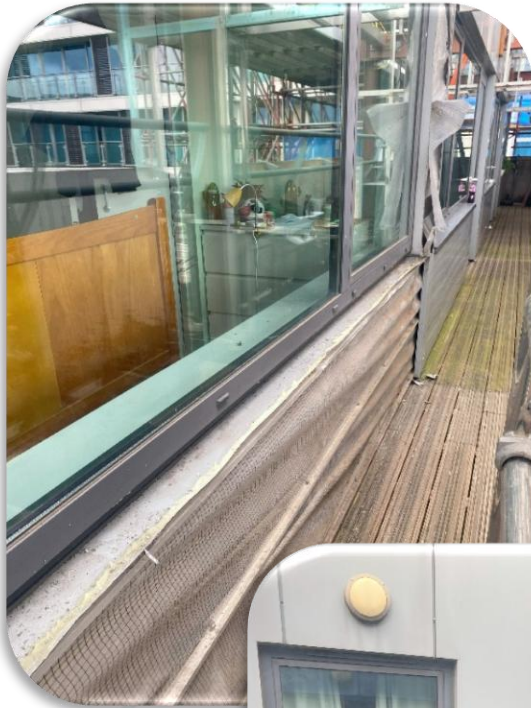


## Cladding Updates

- 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 04/06/2025**.
- 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.
- We have started the removal of the cladding and timber on all balconies, including the middle patio's.
- As part of our scheduled works, the **lighting on the middle balconies of flats 4–19** has now been safely removed.
- We have started begun removing the cladding from the middle patios and will need access to your property to complete the works.
- To ensure the work can be carried out safely and efficiently, we kindly ask that you provide **clear access to all windows and doors**. This includes:
  - Removing any items from window sills, ensuring general access clear and accessible for our team.
  - Moving bedframes and other furniture away from working areas. **(As seen on the pictures below)**



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## 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.



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## 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.

- 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 **Amy Butzki**.
- 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 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

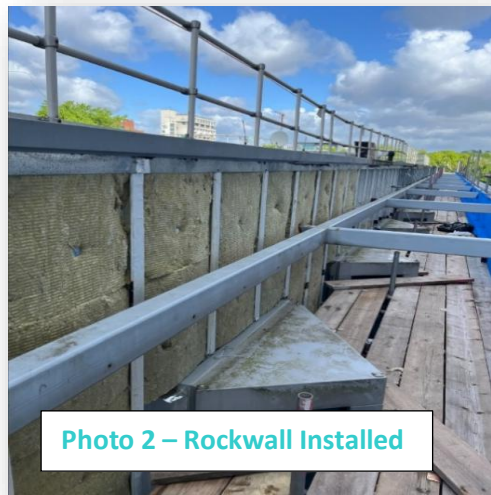


Photo 2 – Rockwall Installed

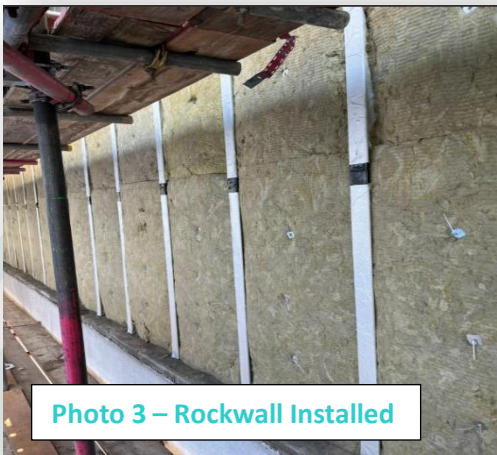


Photo 3 – Rockwall Installed

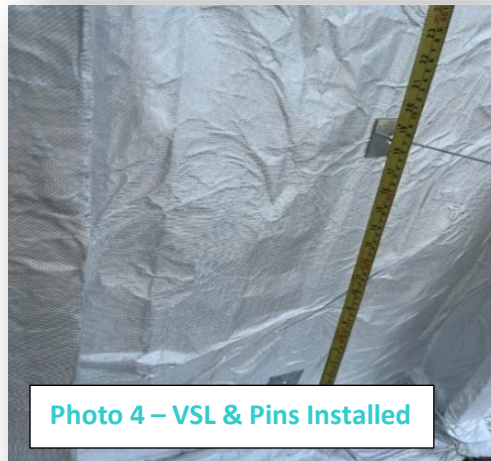


Photo 4 – VSL & Pins Installed

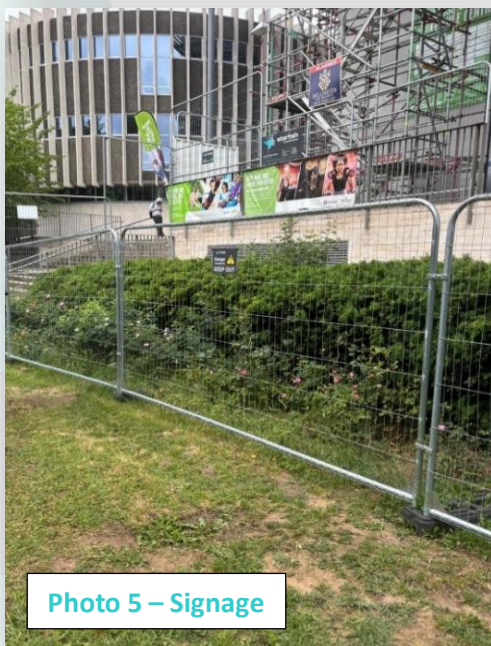


Photo 5 – Signage



Photo 6 – Cladding Removal





Photo 7 – VSL Mastick Applied



Photo 8 – Sanp board Installed

## 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**.

## 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.



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**.