

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 21st November 2025**.

News & Updates

Every Wednesday there is 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 now completed the removal of the cladding works, from the first stage of windows and doors removal with now all properties complete to date.

Site Updates & Resident Engagement

We are pleased to provide an update on recent activities at Winchester Mews, reflecting our continued commitment to accessibility, safety, and clear communication with all residents.

News & Updates

QR codes have been posted to each resident, where you can scan the code using your smartphone or tablet - here you will find all the weekly updates for this project - if you have any concerns or would like to know about the on-going works the QR code is a very helpful system. Our team are working very hard to deliver this project smoothly and appreciate your co-operation.



"Scan the QR code to stay up to date with all weekly updates for Swiss Cottage – Winchester Mews. We look forward to having you join us!"

Visits This Week:

03.11.2025 - Hoist Inspection

04.11.2025 - Health & Safety (Barrats)

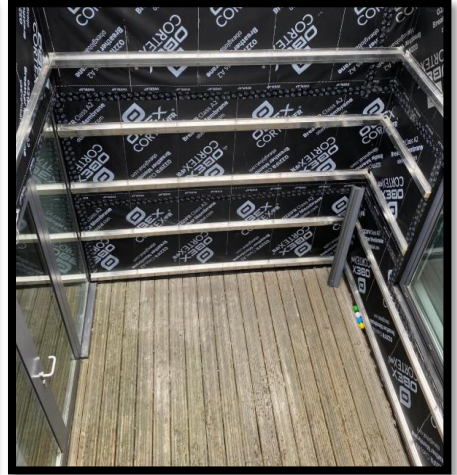
20.11.2025 - Fire Engineer

21.11.2025 - QA - T&A



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**.

Internal Balcony Works - Breather membrane & Top Hats Installed

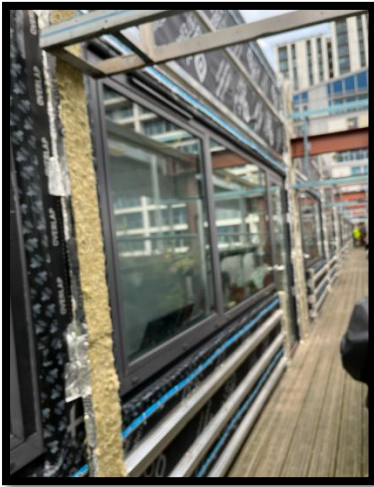


Courtyard - Fire barrier, Top hat and Panel Installation



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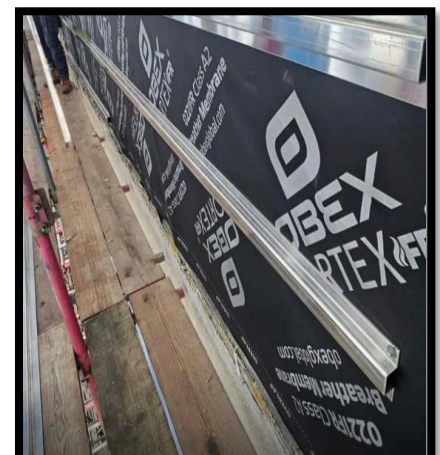
External Balconies - Breather membrane Installation



Plant Room - Courtyard - Pannels Installed



Elevation 1 - Board, Breather Membrane & Top Hat Installation On Going



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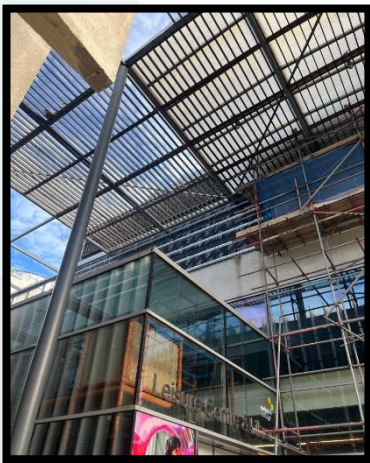
Scaffolding Updates

- 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.
- If you see anything that doesn't look right speak to staff members and we will be happy to help.

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.
- Window removal is currently in progress in the balcony patio areas.
- We have now completed the top hats.
- The next stage of this process will be the installation of fire barriers.
- 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.

Elevation 3 - Panel Installation



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.

Newsletters & QR Codes

- Newsletters will be issued monthly, with the latest edition scheduled for release in **September 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. They have also been posted to each individual resident, simply scan these codes with your phone camera or tablet to access weekly updates via the project hub.
- If you have not yet received a copy of the newsletter or the QR code, 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.
- If you have any questions or concerns please feel free to contact one of our staff members who will be happy to help you. Please see details below.

Contact Information



Resident Liaison Officer

Name: Amy Butzki

Telephone: 07539011441

Email: abutzki@starfishltd.com

Working hours: 9am-4:30pm



Site Manager

Name: Geanina Rusu

Telephone: 07983356770

Email: grusu@starfishconstruction.com

Working hours: 8am-4:30pm



Project Manager

Name: Stuart Sage

Telephone: 07908461775

Email: ssage@starfishltd.com

Working hours: 8am-4:30pm



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**.

Frequently Asked Questions

Q. How long will the works take to complete. Start to finish?

A. Works are scheduled to begin in early March 2025 and are expected to be completed by the end of January 2026.

Q. What happens if damages to my wall occurred when Starfish Construction carried out the works?

A. Starfish Construction will carry out a pre-condition survey which will take place before we start any works to the cladding (building), we do this, so we have photographic evidence of any previous damages covering both parties.

Upcoming Events & More...

Warm Up This November at Our Resident Coffee Morning

We warmly invite you to join us on **Friday, 28th November** at **19 Winchester Road, London, NW3 3NG** for our November *Resident Coffee Morning*. This is a relaxed and welcoming space where neighbors can come together, connect, and share what matters most to them.

Whether you'd like to talk about recent works, raise concerns, share or simply enjoy a friendly chat. This gathering is all about building a stronger sense of community. Your voice plays an important role in shaping the place you live.

At Starfish Construction, we're committed to working *with* residents every step of the way. Your feedback helps us understand your needs and ensures that we continue to deliver a safe, comfortable and positive living environment. Every conversation is valued, and every suggestion helps us grow together.

We truly look forward to seeing you there, hearing your thoughts, and strengthening the community spirit that makes Winchester Road such a special place to live.

Come for the conversation, stay for the community.



WARM UP THIS
NOVEMBER WITH A
**RESIDENT
COFFEE
MORNING**

Hosted by Amy Butzki – Resident Liaison Officer

-  **Date:** Friday, 28th November 2025
-  **Time:** 10:30 AM – 11:00 AM
-  **Location:** 19 Winchester Road, London, NW3 3NG



starfish
construction group



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