

176-179 Shoreditch High Street

Facade Remediation Works



Osprey Contracts Ltd

Residents Newsletter

01 – Introduction

Date: 25/08/2026

Project Address:

176-179 Shoreditch High Street

Hackney

London

E1 6AX

Project Contact Details:

Andy Harder
Senior Contract Manager
07977 042341

Gary Wolfe
Technical Site Manager
07792 054842

Adam Barber
Quality Director
07873 802654

Introduction – Welcome



Dear Tenants,

Osprey has been appointed as the external wall remediation contractor for the **176–179 Shoreditch High Street** project and will be responsible for managing the remediation works on site. Throughout the project, Osprey will coordinate and manage the subcontractors responsible for supplying and installing the scaffold, together with those carrying out the external facade replacement works.

Summary of Works to be carried out

The works will include the removal of the existing weatherboard external wall system and insulation, which will be replaced with a new timber-look cladding system, designed to match the existing external appearance of the building.

To improve safety, the structural sheathing board, forming part of the external wall build-up, will also be replaced; and new fire-stopping measures will be incorporated. These works will also improve the building's thermal performance.

New weathering membranes will be installed around door and window openings, together with new window trims. These measures are intended to help prevent water ingress and maintain the weather resistance of the building.

The removal and replacement of the sheathing board may result in periods of increased noise. Osprey will seek to keep disruption to a minimum and will ensure that opened-up areas are made safe and closed at the end of each working day.

Project experience and site team

Osprey has over 35 years' experience managing complex projects and has an established reputation for delivering works in challenging environments. Our site management team is experienced in working in occupied buildings and managing interfaces with residents, neighbouring businesses and members of the public.

The site will be managed by Senior Contracts Manager - Andy Harder, with Technical Site Manager - Gary Wolfe supporting quality control and logistics.

We appreciate your cooperation and understanding as we will work to carry out these essential remediation works to the external façade of the building.

PROGRAMME & RESIDENT INFORMATION



SCAN ME
FOR THE LATEST INFO

EMERGENCY CONTACT
07977 042341

www.ospreycontracts.com



Commencement of the Works



Temporary access, scaffolding and security

Temporary access scaffolding will be required to the rear of the building, the penthouse terraces, and the inner courtyard (areas where the beige timber planks are present). The scaffold design has been carefully checked to ensure that it is suitable for the building. Emergency exits and general pedestrian access will be maintained throughout the works. The scaffold will be fitted with an alarm linked to a 24-hour helpdesk. If the helpdesk is notified of an incident, CCTV footage will be reviewed and the relevant authority contacted where required.

A mobile working platform will also operate within the hoarded areas on *Anning Street*.

This platform will move vertically to assist with the movement of materials and waste.

Materials and waste will be carefully managed to avoid large quantities building up on site.

No skips are currently proposed due to the limited space available. See Appendices 1 and 2 for visual layouts.

Safety and Security Notices

- Terraces must be cleared please
- Terraces will not be accessible while scaffolding is up and during working hours
- Windows and doors will be openable out of hours, but preferred to be closed when works are ongoing right outside
- Strictly NO Smoking! Cigarettes must not be thrown around the scaffolding or anywhere on the scaffolding via the windows
- Strictly NO BBQ's or fire pits
- The scaffold will have a fire-retardant membrane
- No combustible waste to be left on the scaffold
- There will be wireless fire alarms on the scaffold
- The out-of-hours intruder alarm on the scaffold uses a silent alert straight to the 24-hour team to investigate
- Any concerns over privacy, please talk to the Site Manager

Condition surveys

As part of the external facade remediation works, Osprey will carry out an internal condition survey of the wall areas located behind the facade. This is an important step, as it allows the existing condition of internal wall finishes to be recorded before works begin on site.

The purpose of the survey is to protect occupiers by providing a record of the condition of internal finishes before the works start, and to protect the contractor by ensuring there is a clear pre-works record. This provides transparency and accountability for all parties.

The survey will be quick and non-intrusive. Access will be required to the window wall and balcony door area for approximately 5 minutes per property. During this time, photographic and written records will be taken and uploaded to a secure online database, where they will be retained for the duration of the project, and for 12 months after completion.

We will pop a note under the doors of the flats needing surveys. We will have site presence from Tuesday, 25th August and our staff are then free to conduct the surveys at your convenience.

Works Summary



Schedule of works

- Scaffold build – Anning Street – proposed to start being erected from Tuesday 25th August – see appended site location plan –
Tenants of the flats on the terrace, facing into Anning Street at the rear of the building, will start to see scaffolders from Tuesday and scaffold popping up above their parapet/outer wall by the end of the week, Thursday.
The scaffold will be built round the terrace anti clockwise - starting at the front, onto the side, and then to the rear of the building – to be completed by 7th September. The next stage after that, will be the Courtyard scaffolding once the Client instructs.
- Internal Condition Surveys – intended start dates from 25th August. The flats affected will be the ones with timber on the external wall, and the scaffolded rear elevation.
 - Survey times / access required to flats: 8:00 - 15:00
 - Duration required: approx. 5 minutes per flat
 - Requirement from residents – in advance of the survey please:
 - to remove all items from the balconies
 - to remove all items from the internal window wall and balcony door area
 - Purpose for the access: these surveys are important for everyone to have in terms of cover/claiming for potential damage.
- Terrace works – proposed to start 8th September
- Courtyard works – intended to start w/c 28th September
- Scaffold dismantle – proposed to start in the first week of January

Intended programme dates

Stage 5: Construction Period	131 days	Mon 27/07/26	Mon 25/01/27
Contractor Mobilisation	5 days	Mon 27/07/26	Fri 31/07/26
Access provision to terraces	2 wks	Tue 25/08/26	Mon 07/09/26
Terrace works	12 wks	Tue 08/09/26	Mon 30/11/26

Resident Updates



Further information and available updates

This newsletter is distributed by **The Estate Office Shoreditch** and will also be uploaded by **Osprey's Resident Liaison Officer** and available on the Shoreditch High Street project's dedicated Resident information webpage, which can be accessed via the QR code, displayed on notice boards and doors throughout the site/building, and where live project updates will be shared regularly.

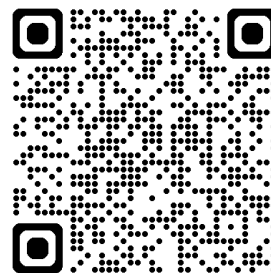
Future regular Resident Newsletters monthly will be highlighting progress of works on each area and works expected to be carried out, access requirements and upcoming surveys.

QR code to access the webpage also includes:

- emergency site contact details

Resident webpage also includes:

- site code of conduct
- relevant notable dates
- work areas and elevations
- schedules and programme
- notifications about safety



Upcoming progress

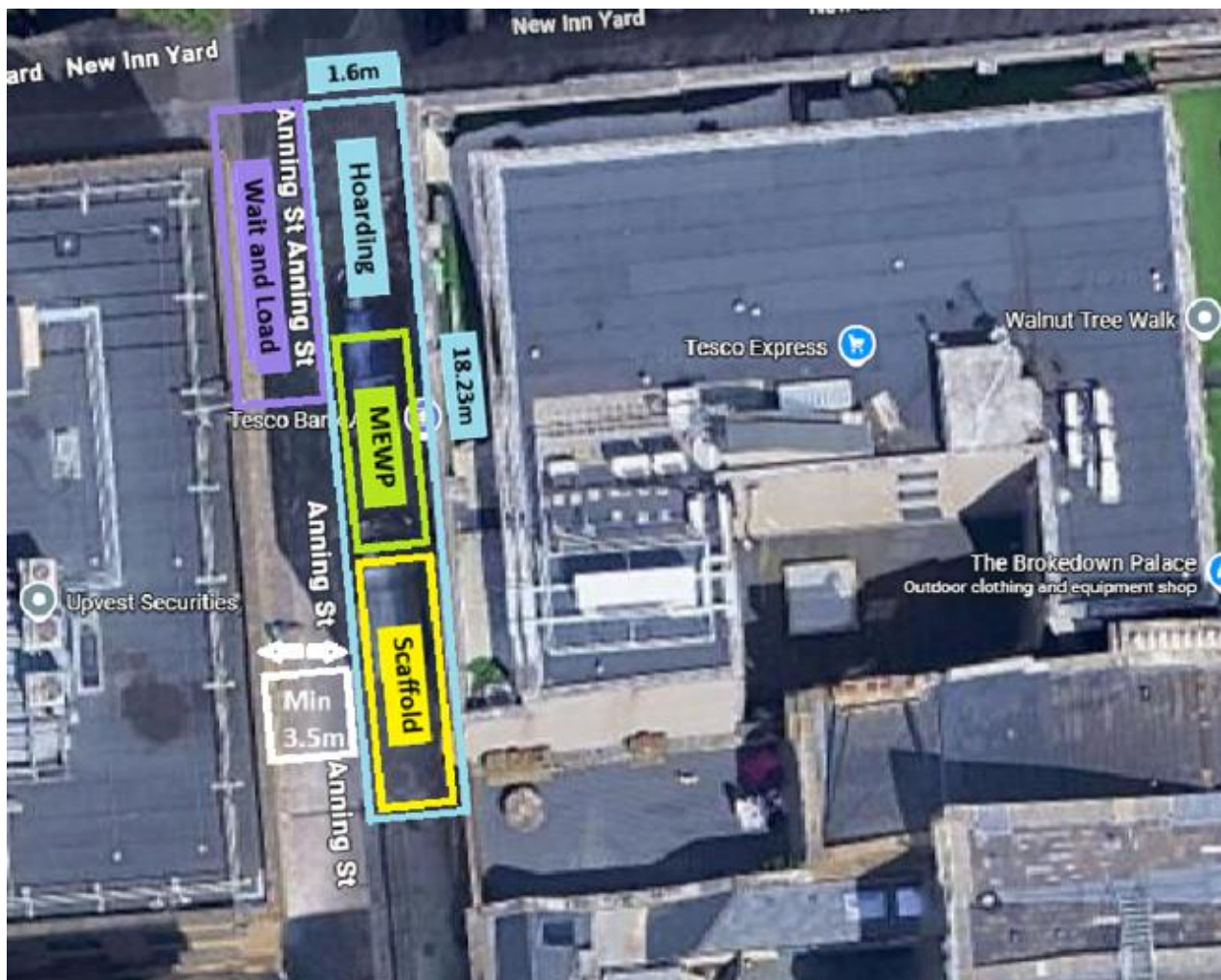
- Summary of works expected to be completed will be summarised each month in the upcoming newsletters
- The look ahead also to be updated each week and at key stages of the project (e.g. as the scaffold moves position) on the dedicated webpage
- Deliveries of building materials will be expected to site regularly
- Deliveries of materials for the scaffolding are expected to site prior to the installation / temporary access being erected

Appendix 1

Site Location Plan

176-179 Shoreditch High Street

Street level plan



Appendix 2

Site Location Plan

176-179 Shoreditch High Street

High level plan of scaffold to terraces and inner courtyard

