

Osprey Contracts Limited

**St Williams Court
Islington
Facade Remediation Works**



Monthly Residents Newsletter

Date : 04/09/2026

Site Address :

St Williams Court
Gifford Street
Islington
N1 0GJ

Site Contact Details:

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Monthly Residents Newsletter

Report Date :

04/09/2026

Report Period :

Month prior to the above date

Works Progress

Summary of Works carried out last month

Elevation - Week: 20 July - 24 July

E1, E2, E3, E5 - Scaffold strike on hold whilst Torc cleaning option to brickwork is considered, awaiting Client instruction - Ongoing

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs to be submitted to Client for approval - Ongoing

E3 - Terrace decking joist replacement and weathering works - Ongoing

Courtyard - Refurbishment and redcoration to parapet walls within garden area - Completed

Elevation - Week: 27 July - 31 July

E1, E2, E3, E5 - Scaffold strike on hold whilst Torc cleaning option to brickwork is considered, awaiting Client instruction - Ongoing

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs to be submitted for Client and regulatory approval - Ongoing

E1 & E4 - Painting metal gates to main entrance and bin store - Ongoing

E3 - Terrace decking joist replacement, weathering and redecoration works - Ongoing

E11 - Completion of tie holes and removal of remaining scaffold - To be completed

Elevation - Week: 3 August - 7 August

E1, E2, E3, E5 - Scaffold strike on hold whilst Torc cleaning option to brickwork is considered. Awaiting Client instruction, to be confirmed for next week - Ongoing

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs submitted to Client and for regulatory approval - Ongoing

E1 & E4 - Painting metal gates to main entrance and bin store - Completed

E3 - Terrace decking joist replacement, weathering and redecoration works - Ongoing

Car park ramp - Scaffold build, render installation and redecoration works - Started

Elevation - Week: 10 August - 14 August

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs submitted to Client. Awaiting review and regulatory approval. Expected 24th August

E3 - Terrace decking joist replacement, weathering and redecoration works - Complete

Car park ramp - Scaffold build, render installation and redecoration works - In progress, expected completion 26th August

Elevation - Week: 17 August - 21 August

E1, E2, E3, E5 - Torc cleaning completed on Thursday 20th August. Scaffold strike on hold until the completion of the brickwork clean on elevations E1-E2, date TBC.

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs submitted to Client. Awaiting review and regulatory approval - Expected 24th August.

Car park ramp - Scaffold build complete. Render installation and redecoration works in progress - Expected completion 26th August

Elevation - Week: 24 August - 28 August

E1, E2, E3, E5 - Snagging works and final clean down before scaffold strike on elevations E1 & E2 and low-level E3 & E5 - Snagging works complete. Final clean down in progress and will continue as scaffold is removed.

E3, E4, E5, E6, E7 & E8 - Masonry wall "Phase 2" brickwork cavity barrier and cavity tray remediation works. Draft technical submission including costs submitted to Client. Awaiting review and regulatory approval - Expected first week in September

Car park ramp and entrance - Render installation and redecoration works - Completed 26th August

Resources over report period

12 Operatives on site daily on average:
Site Management team / Temporary Works Co-ordinators
2 First Aiders / 2 Fire Marshals
8 Osprey operatives / Temporary Works Supervisors / Banksman
3 Rendering operatives (PJM)

Safety and Security Notices

- Balconies are NOT accessible while scaffolding is up!
- Scaffolding is NOT to be used by the residents, nor their visitors for access to other flats or to the roof!
- NO Smoking! Cigarette butts must NOT be thrown out of resident's window or balcony doors onto/near/around the scaffolding!
- Windows will be openable out of hours.

Upcoming Progress

Summary of upcoming works expected

E1, E2 and lower level E3 & E5 - Scaffold removal, final clean down and snagging to be completed.
E3, E4, E5, E6, E7 & E8 - Internal and external delapidation reports to be conducted and scaffold adaptations to commence starting with E4 and E5.
E3, E4, E5, E6, E7 & E8 - Masonry wall design specification for remediation works - To be reviewed and start date TBC.
Electrical certification for newly installed balcony lights to be completed.
Overall - Final clean down, snagging, removal of waste materials from site and various smaller tasks - Ongoing.
Osprey awaiting review and approval for remediation works package to remaining brickwork elevations.
External doff cleaning of remaining brickwork and scaffold strike on hold pending remediation to brickwork elevations.

* The above is subject to change and/or weather conditions *

Expected Resources

6-9 Operatives on site daily on average:
Site Management team / Temporary Works Co-ordinators
2 First Aiders / 1-2 Fire Marshals
6 Osprey operatives / Temporary Works Supervisors / Banksman
3 scaffolders (Access Solutions Scaffolding)

Further information and Updates

Osprey Contracts has been instructed by the Client to carry out additional cavity remediation works to affected brickwork elevations at St Williams Court, following the project Fire Engineer's findings and recommendations. The construction programme has therefore been extended to allow sufficient time to complete these important fire safety works. Initial intrusive surveys have been completed to assess the existing brickwork construction and confirm the extent of the remediation required. Osprey's Design Team, Structural Engineer and approved suppliers have reviewed the affected cavities, and the design proposals have now been submitted to the relevant regulatory bodies for approval. This remedial work is necessary to support the building's EWS1 process, and Osprey is making the necessary arrangements to progress this phase as quickly as possible.

Areas/Elevations affected by the additional works and potential disruption to residents:

Elevations E3, E4, E5, E6, E7 and E8 are all affected by the brickwork cavity remediation works. (Please note: The lower 2 storey sections of Elevations E3 and E5 on Gifford Street have been deemed low risk by the Fire Engineer, therefore no remediation is required to these lower elevations).

Brickwork removal unavoidably generates dust and noise, and works of this nature must be performed in stages to ensure structural stability and integrity during the works. Osprey have assessed the associated risks and adopted methods of working to reduce/limit the exposure to noise and dust.

Working hours for this phase will be communicated to all residents once the programme has been finalised and approved by the Client. Any safety notices will also be shared in advance, including any requirement for windows and doors to remain closed during brickwork removal.

What to expect during the works:

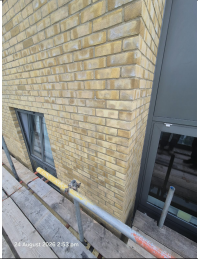
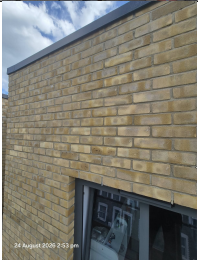
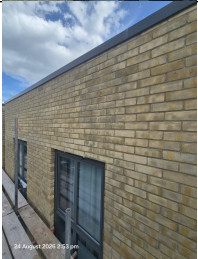
Sections of brickwork at floor slab level must be removed to provide access to the cavity. Osprey will use hand-held power tools to cut mortar joints and remove brick courses to create the necessary openings. Any remaining brickwork will be supported in accordance with the Structural Engineer's specification and will remain supported until the brickwork is reinstated. Osprey will take all practical steps to minimise disruption although this phase is not expected to be more intrusive than works already completed at St Williams Court, such as backer board replacement, and Osprey does not expect it to cause increased disruption. Risk assessments have been prepared, and suitable working methods have been adopted to reduce associated risks to as low as reasonably practicable.

Two-man teams are proposed for the works. Dust will be controlled with the use of dust extraction kits fitted to tools and vacuum units for any excess. Pressurised water sprayers will be utilised for additional dust suppression where required and the scaffold working areas will be cleaned daily.

Noise from saws, drills and grinders will be intermittent rather than continuous, with the noisiest activity expected during mortar cutting and brick removal. The duration of noisy works may vary slightly by elevation, depending on mortar strength and tool exposure limits.

Vibration is not expected to be an issue for residents, as the works are limited to the cavity and outer brickwork.

Photographs

	E1-E3 - Torc cleaning complete
	E1-E3 - Torc cleaning complete
	E1-E3 - Torc cleaning complete
	E11-ramp - Block work upstand reinstated, render beam completed and return to ramp remediated
	E11-ramp - Block work upstand reinstated, render beam completed and return to ramp remediated
	E11-ramp - Block work upstand reinstated, render beam completed and return to ramp remediated

	E11-ramp - Block work upstand reinstated, render beam completed and return to ramp remediated
	E11-ramp - Block work upstand reinstated, render beam completed and return to ramp remediated
	E4 - Car park and concierge entrance remediation complete
	E4 - Car park and concierge entrance remediation complete
	E4 - Car park and concierge entrance remediation complete
	E3 - Weathering and decking joist replacement complete
	E3 - Weathering and decking joist replacement complete



E3 - Weathering and decking joist replacement complete