Osprey Contracts Limited

St Williams Court
Islington
Facade Remediation Works

Monthly Residents Newsletter

Date : 16/10/2026

Site Address :	Site Contact Details:
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Monthly Residents Newsletter

Report Date :	16/10/2026
Report Period :	Month prior to the above date

Works Progress

Summary of Works carried out last month

Elevation - Week: 1 September - 4 September
E1, E2, E3, E5 - Final clean down before scaffold strike on elevations E1 & E2 and low-level E3 & E5.
E1, E2, E3, E5 - Scaffold strike for car park ramp, E1 & E2 and low-level E3 & E5.
E3, E4, E5, E6, E7 & E8 - "Phase II" masonry wall cavity barrier and cavity tray remediation works. Draft technical submission including costs submitted to Client.
Overall - Electrical certification for newly installed balcony lights. Final clean down and snagging at ground level, including walkways and painting flower bed walls.

Elevation - Week: 7 September - 11 September
E1, E2, E3, E5 - Final clean down before scaffold strike on elevations E1 & E2 and low-level E3 & E5.š
E1, E2, E3, E5 - Scaffold strike for E1 & E2 and low-level E3 & E5.
E5 - Scaffold adaptions for Phase II masonry wall remediation.
Overall - Electrical certification for newly installed balcony lights. Removal of waste materials from site and various smaller tasks.

Elevation - Week: 14 September - 18 September
E3 - Redecoration of copings and handrails to top floor balconies.
E5 - Scaffold adaptions for Phase II masonry wall remediation.
Overall - Replacement of perished window gaskets to various locations as required. Electrical certification for newly installed balcony lights.

Elevation - Week: 21 September - 25 September
E3 - Redecoration of copings and handrails to top floor balconies.
E5, E6 & E7 - Scaffold adaptions for Phase II masonry wall remediation.
E5 - Trial installation works to commence for benchmarking with main works to commence the following week.
Overall - Replacement of perished window gaskets to various locations as required.

Elevation - Week: 28 September - 2 October
E3, E4, E5, E6, E7 & E8 - "Phase II" masonry wall cavity barrier and cavity tray remediation works. Internal and external photographic recording to be completed prior to works commencing.
E4 - Scaffold adaptions for Phase II masonry wall remediation.
E5 - Main works for Phase II masonry wall remediation: Brickwork removal, remediation of cavity trays, installation of firestopping and reinstatement of brickwork.

Elevation - Week: 5 October - 9 October
E3, E4, E5, E6, E7 & E8 - "Phase II" masonry wall internal and external photographic recording to be completed prior to works commencing.
E4 - Scaffold adaptions for Phase II masonry wall remediation.
E5 - Main works for Phase II masonry wall remediation: Brickwork removal, remediation of cavity trays, installation of firestopping and reinstatement of brickwork.

Elevation - Week: 12 October - 16 October
E3, E4, E5, E6, E7 & E8 - "Phase II" masonry wall internal and external photographic recording to be completed prior to works commencing.
E4 - Scaffold adaptions for Phase II masonry wall remediation.
E5 - Main works for Phase II masonry wall remediation: Brickwork removal, remediation of cavity trays, installation of firestopping and reinstatement of brickwork.
E6 & E7 - Main works for Phase II masonry wall remediation: Brickwork removal, remediation of cavity trays, installation of firestopping and reinstatement of brickwork.

Resources over report period

10 Operatives on site daily on average:
Site Management team / Temporary Works Co-ordinators
2 First Aiders / 2 Fire Marshals
6 Osprey operatives / Temporary Works Supervisors / Bricklayers
3 Scaffolders

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

E3 - Scaffold build currently on hold pending confirmation of funding stream and Client instruction.
E4 - Scafold adaptions to be completed. Internal and external delapidation reports to be conducted prior to works commencing.
E5, E6 & E7 - Brickwork cavity remediation in progress. These elevations are expected to be completed during the next report period.
E8 - Scaffold build currently on hold pending confirmation of funding stream and Client instruction.
Overall - Final clean down, snagging, removal of waste materials from site and various smaller tasks - Ongoing to project completion.
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

12-14 Operatives on site daily on average:
Site Management team / Temporary Works Co-ordinators
2 First Aiders / 1-2 Fire Marshals
8-10 Osprey operatives / Temporary Works Supervisors / Bricklayers

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.

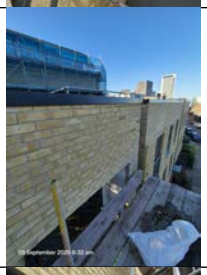
Areas/Elevations affected by the additional works and potential disruption to residents:

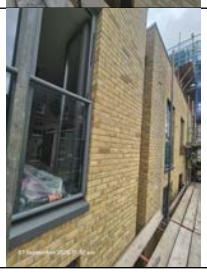
Elevations E3, E4, E5, E6, E7 and E8 are all affected by the brickwork cavity remediation works. (Please note: The lower 2 storey sections of Elevations E3 and E5 on Gifford Street have been deemed low risk by the Fire Engineer, therefore no remediation is required to these lower elevations).
Brickwork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

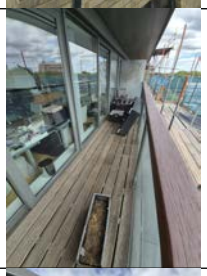
What to expect during the works:

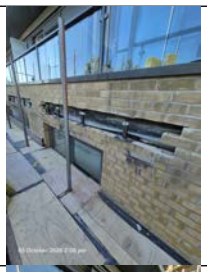
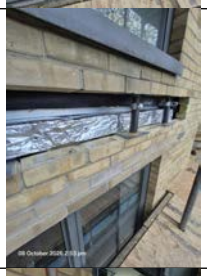
Sections of brickwork at floor slab level must be removed to provide access to the cavity. Osprey will use hand-held power tools to cut mortar joints and remove brick courses to create the necessary openings. Any remaining brickwork will be supported in accordance with the Structural Engineer's specification 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.

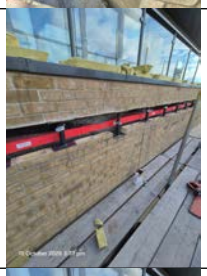
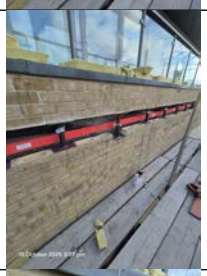
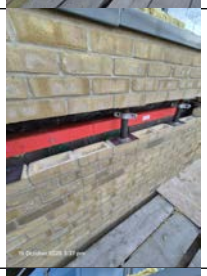
Photographs

		E1 - Remediation works complete.
		E1 - Remediation works complete.
		E1 - Remediation works complete.
		E1 - Remediation works complete.
		E1 - Remediation works complete.
		E2 - Remediation works complete.
		E1 - Remediation works complete.

		E2 - Remediation works complete.
		E2 - Remediation works complete.
		E2 - Remediation works complete.
		E3 (lower 2 storey section) - Remediation works complete.
		E3 (lower 2 storey section) - Remediation works complete.
		E3 (lower 2 storey section) - Remediation works complete.
		E3 (lower 2 storey section) - Remediation works complete.

		E3 (lower 2 storey section) - Remediation works complete.
		E4 - Penthouse level remediation works complete.
		E4 - Penthouse level remediation works complete.
		E4 - Penthouse level remediation works complete.
		E4 - Penthouse level remediation works complete.
		E5 - Brickwork remediation in progress on Level 3
		E5 - Brickwork remediation in progress on Level 3

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	E5 - Brickwork remediation in progress on Level 3
	E5 - Brickwork remediation in progress on Level 3
	E5 - Brickwork remediation in progress on Level 5
	E5 - Brickwork remediation in progress on Level 5

	E5 - Brickwork remediation in progress on Level 5
	E5 - Brickwork remediation in progress on Level 5
	E6 - Brickwork remediation in progress on Level 5
	E6 - Brickwork remediation in progress on Level 5
	E6 - Brickwork remediation in progress on Level 5
	E6 - Brickwork remediation in progress on Level 5
	E7 - Brickwork remediation in progress on Level 3

	E7 - Brickwork remediation in progress on Level 3
	E7 - Brickwork remediation in progress on Level 3
	E7 - Brickwork remediation in progress on Level 5
	E7 - Brickwork remediation in progress on Level 5
	E7 - Brickwork remediation in progress on Level 5
	E7 - Brickwork remediation in progress on Level 5