

**Osprey Contracts Limited**

**St Williams Court  
Islington  
Facade Remediation Works**



# **Monthly Residents Newsletter**

**Date : 21/05/2026**

**Site Address :**

St Williams Court  
Gifford Street  
Islington  
N1 0GJ

**Site Contact Details:**

Andy Harder  
Senior Site Manager  
07301 033846

Rachel Long  
Project Director  
07962 064055

# Monthly Residents Newsletter

Report Date :

21/05/2026

Report Period :

Month prior to the above date

## Works Progress

**Summary of Works carried out last month**

Elevation - Week: 7-10 April

E3 - Installation of fire breaks to vertical compartment walls on penthouse balconies - Ongoing

E5 - Glass replacement to balconies - Completed

E12 - Painting balustrades - Completed

E13 - Application of render base coat - Ongoing

Removal of waste materials from site and various smaller tasks - Completed

Elevation - Week: 13-17 April

E3 - Installation of fire breaks to vertical compartment walls on penthouse balconies - Completed

E5 - Painting to protruding balcony copings - Completed

E13 - Application of render base coat - Completed

Removal of waste materials from site and various smaller tasks - Completed

Elevation - Week: 20-24 April

E1 & E2 - Scaffold build for additional works - Ongoing

E12 - Application of K-Systems render top coat - Completed

E13 - Application of K-Systems render top coat - Completed

E13 - Installation of new aluminium support rails and reinstatement of timber decking to balconies - Ongoing

Removal of waste materials from site and various smaller tasks - Completed

Elevation - Week: 27 April - 1 May

E1 & E2 - Scaffold build for additional works - Completed

E12 & E13 - Touching up and snagging to render areas - Ongoing

E12 & E13 - Painting of balustrades - Ongoing

E12 & E13 - Reinstatement of glass and copings to roof areas - Ongoing

E13 - Installation of new aluminium support rails and reinstatement of timber decking to balconies - Ongoing

Removal of waste materials from site and various smaller tasks - Completed

Elevation - Week: 5-8 May

E1 & E2 - Remedial works to downpipes - Ongoing

E12 & E13 - Touching up and snagging to render areas - Ongoing

E12 & E13 - Painting of balustrades - Ongoing

E12 & E13 - Reinstatement of copings to roof areas and fitting of new overcills - Ongoing

E13 - Installation of new aluminium support rails and reinstatement of timber decking to balconies - Ongoing

Removal of waste materials from site and various smaller tasks - Completed

Elevation - Week: 11-15 May

E1 & E2 - Remedial works to downpipes - Completed

E12 & E13 - Touching up and snagging to render areas - Completed

E12 & E13 - Painting of balustrades - Completed

E12 & E13 - Reinstatement of copings to roof areas and fitting of new overcills - Completed

E12 & E13 - Mastic sealant to all required areas - Completed

E13 - Installation of new aluminium support rails and reinstatement of timber decking to balconies - Ongoing

Removal of waste materials from site and various smaller tasks - Completed

### **Resources over report period**

14 Operatives on site daily on average:

Site Management team / Temporary Works Co-ordinators

2 First Aiders / 2 Fire Marshals

10 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 - Panel replacement and installation of fire breaks to curtain wall entrances to be completed.  
E11 - Installation of new steelwork supports to balconies of flats 27, 40, 53, 66 & 79 to be completed.  
E12 & 13 - Clean down, final snagging works and scaffold strike to be completed.  
External doff cleaning of brickwork and scaffold strike on hold pending instruction on scope of remediation to brickwork elevations.








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



## Expected Resources

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

# Photographs

	<p>E9 - Render installation complete</p>
	<p>E9 - Render installation complete</p>
	<p>E10 - Bin store render installation complete</p>
	<p>E11 - Render installation complete</p>
	<p>E11 - Render installation complete</p>
	<p>E11 - Render installation complete</p>
	<p>E11 - Balcony support steelwork installation in progress</p>

	<p>E11 - Balcony support steelwork installation in progress</p>
	<p>E12 - Render installation complete</p>
	<p>E12 - Render installation complete</p>
	<p>E13 - Render installation to fire exit complete</p>
	<p>E13 - Render installation complete</p>
	<p>E13 - Render installation complete</p>
	<p>E13 - Render installation complete</p>

	E13 - Scaffold strike in progress
	E13 - Scaffold strike in progress