

St Williams Court –

Cladding Remediation Works



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FACADE REMEDIATION

Osprey Contracts Ltd

Residents Newsletter #12

15/04/2026

Site Address:

St Williams Court
1 Gifford Street
Islington
London
N1 0GJ

Site Contact Details:

Andy Harder
Senior Site Manager
07301 033846

Residents Newsletter #12

Summary of Works carried out during last month – March 2026:

Elevation - **Week: 2-6 March**

E4 - Re-fitting outstanding decking to penthouses - Completed

E4 - Painting copings, balustrades and handrails - Completed

E5 - Progressing with works to penthouse decking - Ongoing

E5 - Re-instating decking to balconies - Completed

E10/E11 - All scaffolding removed - Completed

E13 - EPDM works - Completed

E13 - New insulation works - Ongoing

Elevation - **Week: 9-13 March**

E4 - Painting handrails to penthouse and re-fitting - Completed

E4 - Re-fitting glass to balustrades - Completed

E5/E6/E7 - New waterproof membrane, aluminium support rails & decorating works to penthouse balconies

E10/E11 - Scaffolding drop - Completed

E13 - New insulation works - Ongoing

Elevation - **Week: 16-20 March**

E4 - Works to penthouse areas - Completed

E5 - Panel replacement to 3 curtain wall screens - Started/Ongoing

E5/E6/E7 - Works to penthouse balconies - Nearing completion

E12 - Installation of balcony decking with new aluminium support struts - Ongoing

E13 - Fitting new insulation and applying mesh reinforcement coating - Ongoing

Elevation - **Week: 23-27 March**

E5/E6/E7 - Works to penthouse balconies - 95% completed

E5 - Panel replacement and fire break installation works to 3 curtain wall screens - Continued/Ongoing

E12 - Installation of balcony decking with new aluminium support struts - Nearing completion

E13 - Fitting new insulation and applying mesh reinforcement coating - Ongoing

Overall - Joist replacement to outstanding decks, snagging works, painting, glass removal & reinstatement, general tidying up of scaffold and work areas undertaken and ongoing.

Elevation - **Week: 30 March - 2 April**

E5/E6/E7 - Works to penthouse balconies - Nearing completion

E5 - Panel replacement and fire break installation works to 3 curtain wall screens - Complete

E12 - Installation of balcony decking with new aluminium support struts - Complete

E12 - Painting balustrades - Ongoing


E13 - Fitting new insulation, applying mesh reinforcement coating and render - Ongoing

Overall - Removal of waste materials from site and various smaller tasks undertaken and ongoing.

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Onsite resources

- Site Management team / Temporary Works Co-ordinators
- Osprey operatives / Temporary Works Supervisors
- Renderers
- Scaffolders
- Electricians
- Couriers
- Banksman
- First Aiders
- Fire Marshals
- Health & Safety Auditors



PROGRAMME & RESIDENT INFORMATION

SCAN ME
FOR THE LATEST INFO

EMERGENCY CONTACT
07498 369506

www.ospreycontracts.com

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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.

We appreciate your cooperation and understanding as we work to carry out these essential remediation works.

Upcoming Progress / Summary of Works expected to be carried out next month:

E1/E2 - Scaffold build to commence.

E5 - Substrate remediation/preparation, installation of fire stopping, spandrel panel replacement and balcony glass reinstatement to be completed.

E5 - Redecoration or balustrades and protruding balcony copings to continue.

E5/E6/E7 - All works to penthouse balconies to be completed.

E12 - Additional works to balustrades ongoing.

E13 - Installation of K-Systems insulation to be completed and render base coat applications to continue.

External doff cleaning of brickwork and scaffold strike on hold, pending instruction on scope of remediation to brickwork elevations.

Please note:
The above is subject to change and/or weather conditions

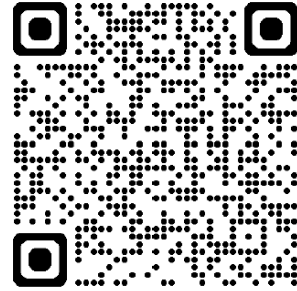
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Further information and updates

This newsletter is shared by James Andrew Residential and will also be uploaded and available on the St Williams Court 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.

Resident webpage also includes:

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



Latest Programme update

There have been no amendments to the updated programme and extended dates, since the previous Resident Newsletter #11 has been issued last month.

The programme and dates are displayed on the St Williams Court project's dedicated Resident information webpage, and can be viewed under *Current Schedule*.








<https://www.ospreycontracts.com/projects/live-projects/st-williams>





Please note:

The Programme schedule may be subject to further Client instruction on elevations that are currently delayed.

Thank you once again for your cooperation and understanding during our remediation works.

Photographs

	Elevation 5
	Elevation 5
	Elevation 5
	Elevation 5
	Elevation 13
	Elevation 13
	Elevation 13

	<p>Elevation 13</p>
	<p>Elevation 13</p>
	<p>Elevation 11</p>
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