

**Osprey Contracts Limited**

**St Williams Court  
Islington  
Facade Remediation Works**



# **Monthly Residents Newsletter**

**Date : 23/06/2026**

**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 :

23/06/2026

Report Period :

Month prior to the above date

## Works Progress

**Summary of Works carried out last month**

Elevation - Week: 18-22 May

E1 & E2 - Panel replacement and fire break installation to curtain wall entrances - Ongoing

E11 - Fitting new steelwork supports to balconies of flats 27, 40, 53, 66 & 79 - Ongoing

E12 & E13 - Cleaning down and final snagging works - Ongoing

E12 & E13 - Scaffold strike - Ongoing

Overall - Removal of waste materials from site and various smaller tasks - To be undertaken

Elevation - Week: 26-29 May

E1 & E2 - Panel replacement and fire break installation to curtain wall entrances - Completed

E11 - Fitting new steelwork supports to balconies of flats 27, 40, 53, 66 & 79 - Completed

E12 & E13 - Cleaning down and final snagging works - Ongoing

E12 & E13 - Scaffold strike - Ongoing

Overall - Removal of waste materials from site and various smaller tasks - To be undertaken

Elevation - Week: 1-5 June

E11 - Installation of insulated render system and fire boards to balconies on Flats 27, 40, 53, 66 & 79 - Ongoing

E12 & E13 - Scaffold strike - Completed

E12 & E13 - Cleaning down and final snagging works - Ongoing

Overall - Removal of waste materials from site and various smaller tasks including outstanding mastic application - Ongoing

Elevation - Week: 8-12 June

E1 & E2 - Doff cleaning of external brickwork - Completed

E3 & E5 (low level) - Doff cleaning of external brickwork to low risk areas (Northmost sections of E3 & E5 where additional scaffolding not required - Ground Floor, 1st Floor and 2nd Floor only) - Completed

E11 - Installation of insulated render system and fire boards to balconies on Flats 27, 40, 53, 66 & 79 - Ongoing

E12 & E13 - Cleaning down and final snagging works - Ongoing

Courtyard - Removal of equipment and materials from cutting area and general clean up - Ongoing

Overall - Removal of waste materials from site and various smaller tasks including any outstanding mastic application - Ongoing

Elevation - Week: 15-19 June

E1 & E2 - Brick remedial works (Repairing cracked mortar and replacing damaged bricks) - Completed

E3 & E5 (low level) - Brick remedial works (Repairing cracked mortar and replacing damaged bricks - Northmost sections of E3 & E5 where additional scaffolding not required - Ground Floor, 1st Floor and 2nd Floor only) - Completed

E3, E4, E5, E6, E7 & E8 - Masonry wall survey for remediation works - Ongoing

E11 - Installation of insulated render system and fire boards to balconies on Flats 27, 40, 53, 66 & 79 - Nearing completion

Courtyard - Removal of equipment and materials from cutting area and general clean up - Ongoing

Overall - Removal of waste materials from site and various smaller tasks including any outstanding mastic application - Ongoing

### **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)

3 Scaffolders (ASL)

## 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








All original contracted works to be completed during the next monthly reporting period.  
All Doff cleaning to date to be signed off.  
E3, E4, E5, E6, E7 & E8 - Masonry wall survey for remediation works - To be completed  
E11 - Installation of insulated render system and reinstatement of balcony decking to Flats 27, 40, 53, 66 & 79 - To be completed  
E11 - Remaining materials removed, final clean down, snagging and scaffold strike - To be completed  
Courtyard - Removal of cutting compound equipment and final tidy up following reinstatement of balcony decking to E11 - To be completed.  
Overall - Removal of waste materials from site, general tidy up and various smaller tasks including any outstanding mastic application - Ongoing  
Osprey to provide design and costs for additional remediation works package to remaining brickwork elevations.  
External doff cleaning of remaining brickwork and scaffold strike on hold pending formal instruction on scope of remediation to brickwork elevations.








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




## Expected Resources

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

# Photographs

	E1 - Doff cleaning and brick remedial works complete.
	E1 - Doff cleaning and brick remedial works complete.
	E2 - Doff cleaning and brick remedial works complete.
	E2 - Doff cleaning and brick remedial works complete.
	E2 - Doff cleaning and brick remedial works complete.
	E3 - Doff cleaning and brick remedial works complete.
	E3 - Doff cleaning and brick remedial works complete.

	<p>E11 - Render system works complete and installation of balcony supports in progress.</p>
	<p>E11 - Render system works complete.</p>
	<p>E11 - Render system works complete.</p>
	<p>E12 - Ground level snagging works to be completed.</p>
	<p>E13 - Ground level snagging works to be completed.</p>
	<p>Courtyard - Cutting compound being prepared for removal following reinstatement of balcony decking.</p>
	<p>Courtyard - Rendered insulation works.</p>

	<p>Courtyard - Rendered insulation works.</p>
	<p>Courtyard - Rendered insulation works.</p>
	<p>Courtyard - Rendered insulation works.</p>
	<p>Courtyard - Rendered insulation works.</p>
	<p>Courtyard - Rendered insulation works.</p>