

St Williams Court –
Cladding Remediation Works



Osprey Contracts Ltd

Residents Newsletter #2
09/05/2025

Site Address:

St Williams Court

1 Gifford Street

Islington

London

N1 0GN

Site Contact Details:

Richie Tombs
Site Manager
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Senior Site Manager
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Project Director
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Residents Newsletter #2



Summary of Works carried out to date

- Comprehensive condition surveys have been carried out of the building's external areas - including car park, ramp, internal courtyard, garden and external elevations.
- With the aid of the Concierge, we made contact and visited almost all flats (47 to date) on Elevations 9 and 10 to conduct our internal condition surveys of the walls.
- With the build starting on 22nd April, we have constructed a site office and welfare facilities in the basement car park.
- The first phase of the Scaffold build started on Tuesday 6th May on Elevation 9.
- Site organisation has continued this week, including fitting out of the welfare units, with the remaining furniture delivery expected by the end of the week.
- Signage and barriers have been displayed and will continue to go up reflecting the dynamic nature of work as it progresses.

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

Resident Notices

Safety and Security Notices

- Almost all balconies, including the ground floor, still have a lot of possessions on them, despite requests for the requirement to remove all items from them prior to the surveys. Please remove your belongings. Balconies now must be cleared please!
 - Balconies will not be accessible while scaffolding is up
 - Partitions between penthouses and terraces may need to be removed
 - Windows will be openable out of hours
 - No Smoking! Cigarettes must not be thrown around the scaffolding or anywhere on the scaffolding via the windows
 - The scaffold will have a fire-retardant membrane
 - No combustible waste to be left on the scaffold
 - Any concerns over privacy, please talk to the Site Manager
- We appreciate your cooperation and understanding as we work to carry out these essential remediation works.

Intended programme dates (can also be viewed on the Residents' webpage)

Work Area Title	Task	Start Date Input	End Date Input
All Areas			
All Areas	Site setup	22/04/2025	05/05/2025
All Areas	Site clearance and making good	06/03/2026	17/03/2026
Courtyard Elevations			
Courtyard Elevations	E9/10 scaffold up and E11 hoist 1	05/05/2025	26/05/2025
Courtyard Elevations	E11 scaffold up	26/05/2025	16/06/2025
Courtyard Elevations	E12 scaffold up and hoist 2 (move after backer board fitted)	17/07/2025	30/07/2025
Courtyard Elevations	E9/10 scaffold down	11/08/2025	20/08/2025
Courtyard Elevations	E13 scaffold up (hoist 3 up 06/10/25)	14/08/2025	03/09/2025
Courtyard Elevations	E11 scaffold down	23/10/2025	07/11/2025
Courtyard Elevations	E12 scaffold down	08/12/2025	15/12/2025
Courtyard Elevations	E13 scaffold down	10/02/2026	05/03/2026
External Elevations			
External Elevations	E4 scaffold up	26/05/2025	09/06/2025
External Elevations	E5 scaffold up	09/06/2025	30/06/2025
External Elevations	E3 Independent towers up	21/07/2025	25/07/2025
External Elevations	E1 & E2 Independent towers up	18/08/2025	21/08/2025
External Elevations	E4 scaffold down	20/10/2025	27/10/2025
External Elevations	E5 scaffold down	10/02/2026	19/02/2026

Resident Updates

Upcoming progress / Summary of Works expected to be carried out

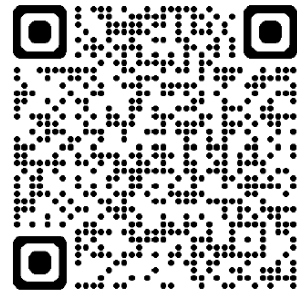
- Scaffold will continue to go up on Elevations 9 and 10
- The remaining condition surveys of Elevation 11 will be completed
- The scaffold and hoist will go up on Elevation 11
- Rendering works are due to commence w/c 26th May

Further information and updates

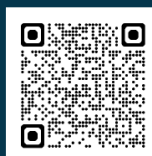
This newsletter is shared by James Andrew Residential and will also be uploaded and available on the St Williams Court project's dedicated Resident information webpage, which can be accessed via the QR code displayed on notice boards and doors throughout the site/building, and where live project updates 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



PROGRAMME & RESIDENT INFORMATION




SCAN ME
FOR THE LATEST INFO

EMERGENCY CONTACT
07498 369506

www.ospreycontracts.com



Photographs

	Welfare Facilities
	Welfare Facilities - Drying room
	Welfare Facilities
	Welfare Facilities
	Elevation References