



#### Castleton Court, Fitzgerald Court & Southey Court Facade Remedial Works



#### February 2025







# **Issues for Discussion**

- 1. Project Overview
- 2. Site Setup
- 3. Render Removal
- 4. Resident Liaison
- 5. Monitoring
- 6. Programme
- 7. Completion
- 8. Questions









- 1. The render has come away in isolated locations on all three tower blocks.
- 2. Irwell Valley have instructed the removal of the render to the three tower blocks known as Castleton Court, Fitzgerald Court and Southey Court, Haughton Green, Denton.
- 3. BWP have been appointed as Project Managers and Starfish Construction have been appointed as Principal Contractor.
- 4. Additional consultants will form part of the wider project team including Structural Engineers, Health & Safety Advisors and Fire Engineers.

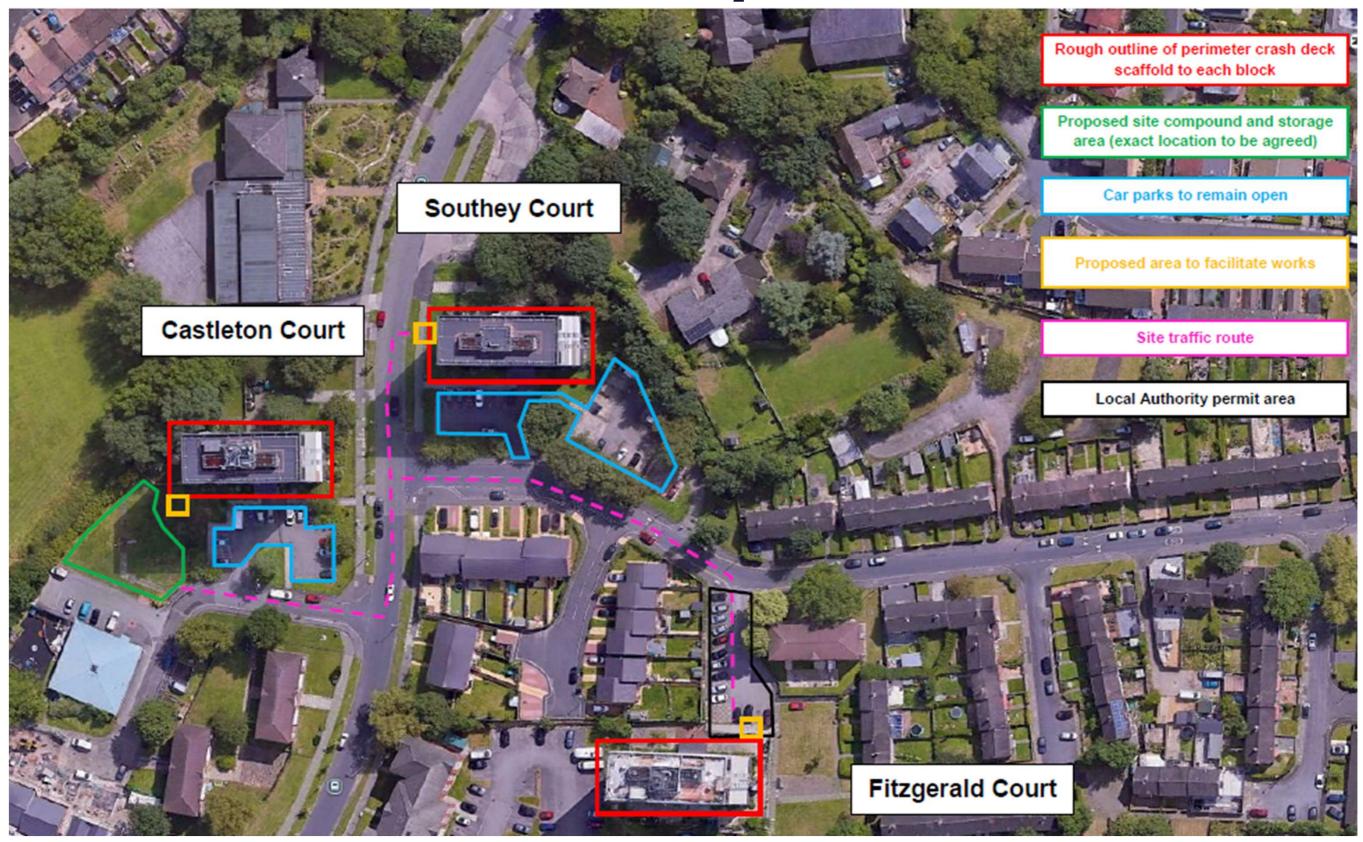








### Site Setup







## **Render Removal**



The elevations will be abseiled to hammer test, remove loose render and secure loose sections.

Mast climbers will be installed to the perimeter of each tower from first floor level scaffolding to roof level. The areas below the mast climbers will remain closed off.

The car park will remain open for most of the works.

The render will be removed carefully in large sections to limit the amount of cutting and noise to the mast climbers. The mast climbers will be debris netted to catch any loose beads and all debris will be bagged within the confines of the mast climber.

The material will be removed to ground floor and removed from site to a waste storage location.

The render will be removed on a floor-by-floor basis starting at the top of the building.

As the render is removed, repairs and waterproofing works will be undertaken. No part of the building will remain exposed overnight.

This is a methodology Starfish have deployed on previous successful projects.



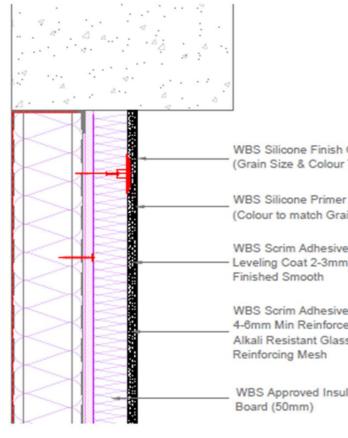


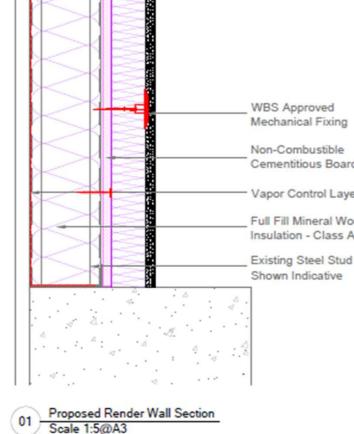
#### **Render Removal**



Repairs and Waterproofing including:

- Roof modifications. ٠
- Seal around windows. •
- Fill fixing holes in the façade. ٠
- Concrete repairs. ٠
- Render infill repairs where panels were previously removed.





WBS Silicone Finish Coat (Grain Size & Colour TBC)

(Colour to match Grains)

WBS Scrim Adhesive Leveling Coat 2-3mm Min

WBS Scrim Adhesive Coat 4-6mm Min Reinforced With Alkali Resistant Glass Fibre

WBS Approved Insulation

Cementitious Board 12.5mm

Vapor Control Layer

Full Fill Mineral Wool Insulation - Class A1





# **Resident Liaison Officer**

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BII

The Integral Role of a Resident Liaison Officer in Construction.







#### Strategy for Resident Liaison

- Preparation Phase:
  - Project Understanding: Gain a thorough understanding of the facade remediation project, including scope, timeline, and potential impacts on residents.
- Communication Planning:
  - Identify Stakeholders: Determine all stakeholders, particularly residents, who will be directly affected by the project.
  - Segmentation: Categorise residents based on their proximity to the project, potential impact, and concerns.
- Engagement Strategy: RLO Residents Hub (see Resident Hub Slide Show Attached)
  - Clear Communication Channels: Establish easily accessible communication channels such as dedicated email, phone line, and informational website.
  - Frequent Updates: Develop a schedule for regular project updates to keep residents informed about progress and any changes.
  - Transparency: Provide accurate and honest information about the project, addressing potential challenges and solutions.
- Initial Communication:
  - Project Introduction: Send an initial communication explaining the project's purpose, scope, and anticipated timeline.
  - Impact Explanation: Clearly outline potential disruptions, such as noise, dust, and limited access, and detail how these will be managed.
- Two-Way Communication:
  - Listening Sessions: Organise meetings or surveys to allow residents to voice concerns, ask questions, and provide feedback.
  - Feedback Incorporation: Actively consider resident feedback and adjust project plans where feasible to address concerns.
- Mitigation Strategies:
  - Mitigating Disruptions: Outline steps taken to minimise disruptions, such as scheduling noisy work during specific hours, setting up dust barriers, etc.
  - Alternative Access: If necessary, provide alternative access routes or accommodations for residents during specific project phases.
- Emergency Preparedness:
  - Safety Measures: Communicate emergency protocols and safety measures to reassure residents that their well-being is a priority.

- Contact Information: Share relevant contacts for both project-related inquiries and emergencies.
- Progress Updates:
  - Regular Reporting: Send consistent updates about project progress, highlighting completed milestones and upcoming phases.
  - Visual Aids: Utilise images or diagrams to help residents understand the work being done and its impact.
- Completion and Celebration:
  - Project Completion: Notify residents of successful project completion. emphasising the benefits it brings.
  - Acknowledgment: Thank residents for their patience and cooperation during the project, recognizing their role in its success.
- Post-Project Assessment:
  - Feedback Collection: Conduct a post-project survey or meeting to gather feedback on the effectiveness of the communication and mitigation strategies.
  - Learning for Future: Analyse successes and areas for improvement to enhance resident liaison strategies for future projects.
- Continuous Engagement:
  - Long-Term Relationship: Maintain open channels of communication with residents for any ongoing maintenance or follow-up needs.
  - Community Building: Consider organizing community events or initiatives to strengthen the sense of community after the project







# Monitoring

The construction project will be monitored by the project team and contractor. Regular progress meetings will be held.

Updates will be routinely provided to all residents. Starfish have an online resident's hub.

# An online platform delivering up-to-date project communications for residents and stakeholders.



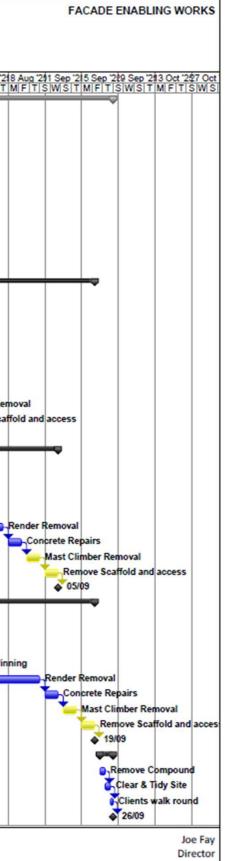




# Programme

BUILDING & PROJECT

ID	0	Task Name	Duration	Start	Finish	2\$13 Feb '2\$17 Feb '2\$13 Mar '2\$17 Mar '2\$1 Mar '2\$1 Apr '2\$28 Apr '2\$2 May '2\$6 May '2\$0 Jun '2\$3 Jun '2\$07 Jul '2\$21 Jul '2\$4 Au TMFTSWSTMFTSWSTMFTSWSTMFTSWSTMFTSWSTMFTSWSTMFTSWSTMFTSWSTMFTSWS
0		REFURBISHMENT WORKS	170 days	Mon 03/02/25	Fri 26/09/25	
	1	PRE-CONSTRUCTION TASKS	30 days	Mon 03/02/25	Fri 14/03/25	
		Pre-Planning Works	2 wks	Mon 03/02/25	Fri 14/02/25	Pre-Planning Works
		Site Survey	2 days	Mon 17/02/25	Tue 18/02/25	Site Survey
		Scaffold Design	2 wks	Wed 12/02/25	Tue 25/02/25	Scaffold Design
j		Health & Safety Documentation	2 wks	Wed 26/02/25	Tue 11/03/25	Health & Safety Documentation
5		Site Mobilisation Planning	4 wks	Mon 17/02/25	Fri 14/03/25	Site Mobilisation Planning
		SITE ESTABLISHMENT & PREP WORKS	5 days	Mon 17/03/25	Fri 21/03/25	
8		Set Up Welfare	3 days	Mon 17/03/25	Wed 19/03/25	Set Up Welfare
)	===	Establish storage and laydown areas	2 days	Thu 20/03/25	Fri 21/03/25	Establish storage and laydown areas
0	1	SITE WORKS	130 days	Mon 24/03/25	Fri 19/09/25	
1	1	SOUTHEY COURT	90 days	Mon 24/03/25	Fri 25/07/25	┤║ │ │ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓
2		Erect Scaffold and access	3 wks	Mon 24/03/25	Fri 11/04/25	Erect Scaffold and access
3		Install Mast Climbers	2 wks	Mon 14/04/25	Fri 25/04/25	Install Mast Climbers
4		Enabling Works	1 wk	Mon 28/04/25	Fri 02/05/25	Enabling Works
5		Hammer Test and Pinning	2 wks	Mon 05/05/25	Fri 16/05/25	Hammer Test and Pinning
3		Render Removal	7 wks	Mon 19/05/25	Fri 04/07/25	Render Removal
		Concrete Repairs	1 wk	Mon 07/07/25	Fri 11/07/25	Concrete Repairs
1		Mast Climber Removal	1 wk	Mon 14/07/25	Fri 18/07/25	
,		Remove Scaffold and access	1 wk	Mon 21/07/25	Fri 25/07/25	
-		Hand Over	0 days	Fri 25/07/25	Fri 25/07/25	\$ 25/07
		CASTLETON COURT	90 days	Mon 05/05/25	Fri 05/09/25	
_		Erect Scaffold and access	3 wks	Mon 05/05/25	Fri 23/05/25	Erect Scaffold and access
-		Install Mast Climbers	2 wks	Mon 26/05/25	Fri 06/06/25	Install Mast Climbers
_						Enabling Works
	_	Enabling Works	1 wk	Mon 09/06/25	Fri 13/06/25	Hammer Test and Pinning
		Hammer Test and Pinning	2 wks	Mon 16/06/25	Fri 27/06/25	
	<u></u>	Render Removal	7 wks	Mon 30/06/25	Fri 15/08/25	
_	<u></u>	Concrete Repairs	1 wk	Mon 18/08/25	Fri 22/08/25	
_		Mast Climber Removal	1 wk	Mon 25/08/25	Fri 29/08/25	
1		Remove Scaffold and access	1 wk	Mon 01/09/25	Fri 05/09/25	
-		Hand Over	0 days	Fri 05/09/25	Fri 05/09/25	
_	-	FITZGERALD COURT	90 days	Mon 19/05/25	Fri 19/09/25	
:	<u></u>	Erect Scaffold and access	3 wks	Mon 19/05/25	Fri 06/06/25	Erect Scaffold and access
		Install Mast Climbers	2 wks	Mon 09/06/25	Fri 20/06/25	Install Mast Climbers
		Enabling Works	1 wk	Mon 23/06/25	Fri 27/06/25	Enabling Works
		Hammer Test and Pinning	2 wks	Mon 30/06/25	Fri 11/07/25	Hammer Test an
3		Render Removal	7 wks	Mon 14/07/25	Fri 29/08/25	
	===	Concrete Repairs	1 wk	Mon 01/09/25	Fri 05/09/25	
		Mast Climber Removal	1 wk	Mon 08/09/25	Fri 12/09/25	
_	===	Remove Scaffold and access	1 wk	Mon 15/09/25	Fri 19/09/25	
_		Hand Over	0 days	Fri 19/09/25	Fri 19/09/25	
		SITE DECOMMISSION	5 days	Mon 22/09/25	Fri 26/09/25	
2		Remove Compound	2 days	Mon 22/09/25	Tue 23/09/25	
3		Clear & Tidy Site	2 days	Wed 24/09/25	Thu 25/09/25	
		Clients walk round	1 day	Fri 26/09/25	Fri 26/09/25	
5		Hand Over	0 days	Fri 26/09/25	Fri 26/09/25	

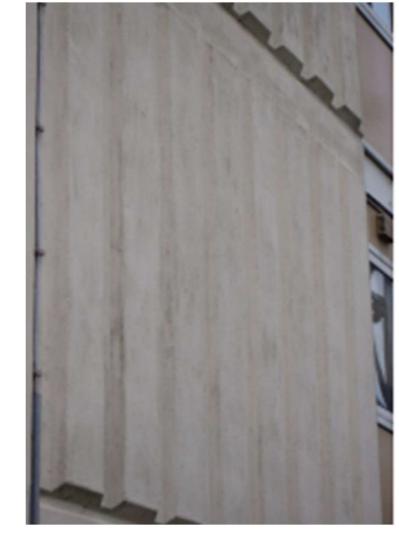


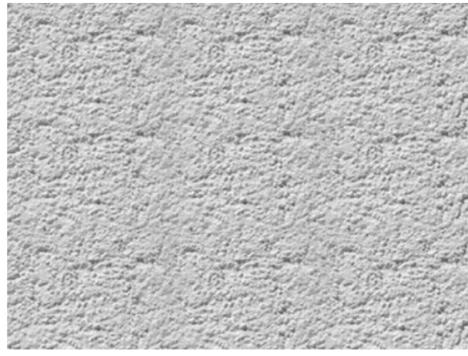




# Completion











### Questions

