

Kings Chelsea Estates

Latest news and bulletin updates

Kings Chelsea Estates. Remediation works restarted on the 19th of June, 2023, and are scheduled for completion in December 2024

Dear Residents

Welcome to the Kings Chelsea Estates Monthly Newsletter from Guildmore.

Your Resident Liaison Officer



Hewan Bisrat

Resident Liaison Officer

Mobile: +447760513912

Email: hewanbis@guildmore.com

Our site working hours:

Monday - Friday 8am to 5pm

We may need to work on Saturdays and Bank Holidays. If so, we will give as much notice as possible.

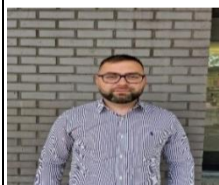


GUILDMORE

FAÇADES AND CLADDING

Guildmore Site Office located opposite Francis House

Guildmore Site Team



Alex Resetic

Senior Project Manager



Craig Denslow

Assistant Site Manager



Cosmin Antoci Compliance Manager

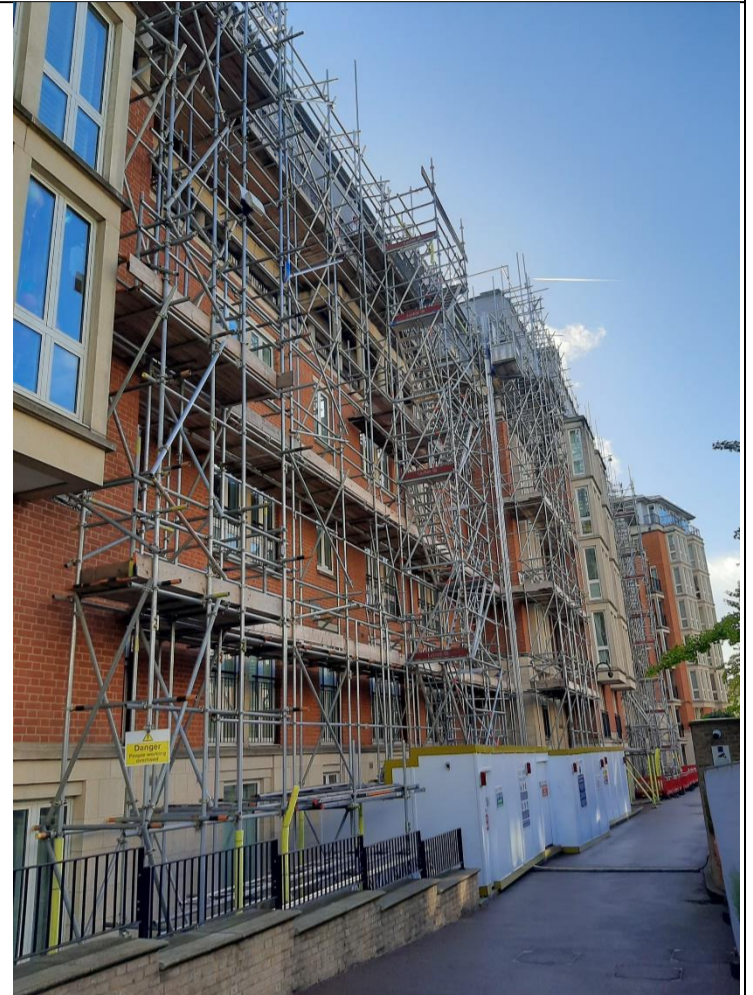


Peter Graham

Health & Safety Manager



Leonid Ibricius Assistant project Manager



Kings Chelsea Estates Façade & Cladding

Welcome to our Monthly Newsletter! We aim to inform you about our progress, milestones, and any relevant advice for upcoming events.

We apologize in advance for any unavoidable noise and dust that may occur during our work. Here at Guildmore, we strive to keep disruptions to a minimum and appreciate your patience and understanding.

Clearance of Balconies: -

We ask that all balconies that are affected by the works are clear of your personal belongings. The restriction of all balcony doors to 100mm will be reviewed if the residents won't comply with the instructions of not accessing the balconies in the not permitted areas for the duration of the phase work for health and safety requirement

Apologies

As we have said before, there will be certain amount of noise and dust will be inevitable. The noise is getting quieter, and you might not hear or see the workforce outside your windows please be assured that works are still going on around you.

Cleaning

During the works, the operatives will clean the working areas as much as possible at the end of the day. When the scaffolding is taken down, builders clean will be carried out.

Health and safety advise

Smoking is prohibited on the balcony or in and around the scaffold area and no cigarette ends are to be disposed of out the windows as per health and safety regulations. It is deemed a fire risk.

Ongoing works stage

Blore House	New Sandwich Corner Panels have been installed on the East, South, and North Elevations. Old panels removed and disposed. Breather membrane has been installed, with ongoing preparations on the east and south elevations for the final panel installation. Fire protection and thermal insulation have been fully completed.
Benham House	Old panels removed and disposed. New Sandwich Panel installed - East, South and North Elevations. Ongoing panel preparations for the panel installation.
Lucas House	Flats 2 - 4, 8 - 10, 14 - 16, 20 - 22, 26 - 28, 32 - 34, and 38: Scaffolding - section of Benham house 100% Completed. West Elevation Scaffolding - In Progress, 80% Completed. Panel schedules have been issued
Bailey House	Scaffold erection is 90% complete, Panel schedules have been issued
Bredin House	Panel schedules have been issued
Francis House	Panel schedules have been issued

Weekly updates are distributed by the Management of the House.

Frequently asked questions

What is cladding?

Cladding is the application of materials around the external surface of a building.

It is used to provide thermal insulation, and weather resistance, to improve the appearance of buildings, and for energy efficiency.

Regulations on cladding have changed, which means attempting to sell or re-mortgage their homes is not possible until they get the correct documentation to prove the cladding on their building meets fire safety standards.

Guildmore Ltd has been appointed to change the existing cladding at South Central to meet the new regulation standards.

When are we planning to finish everything? The planned works will finish December 2024 - January 2025.

Will the external wall look different? No, the external wall will have the same look as it is now.

When are we planning to finish? **Blore House:** 12/2023 - 01/2024, **Benham House:** 02/2024 - 04/2024, **Lucas House:** 05/2024 - 06/2024, **Bailey House:** 04/2024 - 05/2024, **Bredin House:** 08/2024 - 09/2024, **Francis House:** 10/2024 - 11/2024

Summary of Works Undertaken in November 2023.

Week	Week Ending	Works Undertaken In December 2023.
001	Wc-04/12/2023	Blore House – New Sandwich panels installation Benham House – New Sandwich panels installation.
002	Wc-11/12/2023	Blore House – New Sandwich Corner Panels and ancillaries, installed on East, South and North Elevations, preparation for final panel installation. Benham House – New Sandwich Panel installed – East, South and North Elevations
003	Wc-18/12/2023	Blore House – Cladding panels installation Benham House - Cladding panels installation
004	Wc-25/12/2023	Blore House – panels installation in progress plus flashing around the windows. Benham House – panels installation in progress plus flashing around the windows.