

Introducing Starfish Construction

RE: Essential Fire Safety Remedial Works

Alexander Square, 73-144 Alexander Square, Eastleigh, Hampshire, SO50 4BW

Dear Residents,

Following the recent letter from **Barratt Redrow** confirming our appointment as the preferred contractor to carry out the external façade remediation works at **73-144 Alexander Square, Eastleigh, Hampshire, SO50 4BW**, we are pleased to introduce ourselves and provide further information regarding the upcoming works.

Acting on behalf of **Barratt Redrow**, we will be delivering this important building safety improvement project. The works have been carefully developed following extensive investigations and technical assessments and are designed to improve the long-term safety and performance of the building.

About Starfish Construction

Starfish Construction has been appointed to support Barratt Redrow in the delivery of this project and will work closely with residents and stakeholders of Alexander Square throughout the works.

Our goal is to deliver a safe, sustainable and compliant building whilst ensuring residents remain informed, supported and updated throughout the duration of the works.

With extensive experience delivering façade remediation and building safety projects across the UK, we place resident engagement, customer care, health and safety, and quality workmanship at the centre of everything we do.

Scope of Works

The works at Alexander Square are expected to include:

- Removal of existing façade materials where required such as render, brickwork & blue & white cladding.
- Installation of a new compliant A1 or A2-s1,d0 external wall system.
- Replacement and upgrade of insulation.
- Installation of new cavity barriers and fire stopping measures where required.
- Associated façade interface works around windows, balconies and external features.
- Associated finishing, making-good and reinstatement works.

These improvements are intended to enhance the building's fire performance, durability and long-term safety for residents and stakeholders.



Project Timeline

- **Site Possession and Site Set-Up Activities**: Commencing from 23rd November 2026
- **Scaffolding installation**: Commencing during the site setup phase, with installation expected to take approximately 4 weeks.
- **Main façade remediation works**: Commencing January 2027.
- **Estimated project completion**: September 2027.
- **Working Hours**: Monday to Friday, 8:00am – 5:00pm.
- **Workforce arrival**: From 7:30am.
- **Noisy works will not commence before 8:00am.**

Residents will receive further communications throughout the programme, including advance notice of any activities that may affect access arrangements, parking, communal areas or specific elevations of the building.

This keeps it clean, removes the survey references, and better aligns with the fact that you're now introducing the construction phase rather than the investigation phase.

Site Setup & Access Arrangements

To safely undertake the works, scaffolding will be erected around the building.

This will include:

- Full perimeter scaffolding.
- Haki stair access towers.
- Goods and material hoists.
- Temporary loading and access zones.
- Pedestrian protection measures where required.

The scaffold installation is expected to take approximately four weeks to complete from site possession.

The location of the site welfare is at the rear of the building in the carpark.

Temporary Site Storage Area

To help us carry out the works safely and efficiently, a small section of the adjacent green space will be temporarily used for the storage of materials and equipment. We will keep the area as small as possible, maintain it safely throughout the project, and reinstate it once the works are complete. We appreciate your understanding and will provide further details before site establishment.



What Residents Can Expect

During the project, residents may notice:

- Scaffold installation and construction activities around the building.
- Temporary barriers and exclusion zones.
- Operatives working from scaffolding platforms.
- Delivery and collection vehicles accessing the site.
- Periods of noise associated with façade removal and replacement works.
- Temporary adjustments to pedestrian routes and access arrangements.
- Temporary restrictions around active work areas.

The works will be carried out in carefully planned phases to minimise disruption wherever possible.

Where activities are anticipated to affect specific areas of the development, residents will be notified in advance.

Balcony Works

As a part of the remediation programme, the existing balcony decking is due to be replaced.

Residents will be provided with further information regarding these works as the programme develops; however, all residents should be aware that balconies will need to be fully cleared before works commence to the relevant area.

Further guidance and advance notice will be provided before these works begin.

Traffic Management & Deliveries

Throughout the project, deliveries and waste collections will be required to support the construction works.

To minimise disruption to residents, we will:

- Schedule deliveries at sensible times wherever possible.
- Maintain safe pedestrian access routes.
- Clearly signpost temporary access arrangements.
- Implement traffic management measures where required.
- Keep residents informed of any changes affecting access or parking arrangements.



Resident Liaison & Customer Care

At Starfish Construction, we place great importance on providing excellent customer care and maintaining open lines of communication throughout the project.

We are pleased to confirm that Michael Morgan has been appointed as the dedicated Resident Liaison Officer (RLO) for Alexander Square.

Michael will be your main point of contact throughout the project and will be available to answer any questions; provide updates and assist with any concerns you may have.

Michael Morgan
Resident Liaison Officer
Starfish Construction Ltd
Midlands, London & South

M: 07534 701236
E: MMorgan@starfishltd.com

Health, Safety & Security

The safety of residents, visitors and our workforce remain our highest priority.
To ensure the project is delivered safely:

- Work areas will be clearly segregated and signed.
- Safe access routes will be maintained wherever possible.
- All operatives and subcontractors will always carry identification.
- Site activities will be managed in accordance with strict health and safety procedures.
- All operatives will adhere to Starfish Construction's Behavioural Code of Conduct.

Minimising Disruption

We understand that construction projects can be disruptive and we are committed to minimising inconvenience wherever possible by:

- Managing noise and dust levels.
- Keeping working areas clean, safe and tidy.
- Scheduling deliveries and collections responsibly.
- Maintaining regular communication with residents.
- Responding promptly to resident queries and concerns.
- Ensuring our workforce always behaves professionally and respectfully.



Keeping You Updated

Throughout the project, residents will receive regular updates regarding:

- Progress of the works.
- Traffic management changes.
- Access and parking arrangements.
- Programme updates and upcoming activities.
- Resident meetings and information events.
- Key project milestones.
- Changes that may affect residents, including access routes and planned works.

The Alexander Square Resident & Stakeholder Hub will be the primary source of project information, updates and resident notices throughout the construction programme. The Hub has been specifically created to provide residents with a single, easily accessible location for the latest project news, important announcements and key documentation.

We strongly encourage all residents to make full use of the Hub and check it regularly to stay informed of project progress, upcoming works and any important updates that may affect the development. By using the Hub, residents will have access to the most up-to-date information available and can stay connected with the project throughout every stage of the works.

Thank You

We appreciate that works of this nature can cause temporary inconvenience and disruption, and we would like to thank you in advance for your patience, understanding and cooperation throughout the project.

These important building safety improvements represent a significant investment in the future of Alexander Square and will help to enhance the long-term safety, performance and appearance of the building for all residents and stakeholders.

At Starfish Construction, we are committed to delivering the works safely, professionally and with consideration for the community. We will continue to keep residents informed throughout the project and encourage you to make full use of the Alexander Square Resident & Stakeholder Hub, which will be the primary source of project updates, notices and important information.

We look forward to working with you over the coming months and thank you once again for your support as we deliver these important improvements to your building.

Yours sincerely,

Starfish Construction

Robert Morgan

Director of Projects

Midlands, London & South



ALEXANDER SQUARE | PCSA STAGE 2 | SITE LAYOUT PROPOSAL



SITE WELFARE/ STORAGE AREA X 10NO PARKING BAYS

HAKI STAIRS

PARKING BAYS WILL NEED TO BE SUSPENDED DURING PHASE 1 WORKS

PHASE 1 SCAFFOLD

PHASE 2 SCAFFOLD

PHASE 3 SCAFFOLD

PHASE 4 SCAFFOLD

TRAFFIC MANAGEMENT ROUTE (1 way system)

FIRE ASSEMBLY POINT

HERAS FENCING TO BE INSTALLED AROUND TO PERIMTER OF THE SCAFFOLD.

SCAFFOLD CRASH DECK TO BE INSTALLED ABOVE ENTRANCES

Starfish Construction Group is a trading name of Starfish 9 Ltd.
Registered in Scotland SC358097. VAT No. 992 8256 69

London Regional Hub
60 Cannon Street
London
EC4N 6NP