

Introducing Starfish Construction

RE: Facade Remediation Works – 80 Backchurch Lane, London E1 1LX

Dear Residents,

We are writing to introduce **Starfish Construction**, who have been appointed on behalf of **Southeby Ltd** to carry out facade remediation works at **80 Backchurch Lane**.
The project forms part of an important building safety improvement programme and will involve the removal and replacement of sections of the existing facade system to improve the building's fire safety performance and ensure compliance with current standards.
Starfish Construction will be working alongside **Foundation Estates** and **Anstey Horne & Co. Ltd** throughout the duration of the project.

About Starfish Construction

Starfish Construction is delighted to support residents and stakeholders throughout the facade remediation programme at 80 Backchurch Lane. Our goal is to deliver the works safely, professionally and with minimal disruption whilst maintaining clear and regular communication with residents.

With extensive experience in facade remediation, building envelope works and occupied residential developments, Starfish Construction has built a strong reputation for delivering high-quality projects whilst placing customer service, health and safety, and resident engagement at the centre of everything we do.

Project Timeline & Welfare Location

- **Site setup:** 26th October 2026
- **Estimated completion:** 3 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 be notified in advance of works affecting their specific building or surrounding areas.

Scope of Works

The proposed works will include:

- Installation of scaffolding and access equipment to the building elevations.
- Removal of existing cladding panels, framing and backing boards.
- Installation of new support brackets, framing systems and backing boards.
- Installation of new insulation, fire barriers and cavity barriers.
- Installation of replacement façade panels and soffit systems.
- Localised brickwork alterations and reinstatement works.
- Replacement of balcony decking and top-floor fascia boards.
- Final testing, inspections and quality assurance checks.
- Removal of scaffolding and site facilities upon completion.

Working Hours

- **Monday to Friday**: 8:00am – 6:00pm.
- **No Sunday or Bank Holiday working unless previously notified.**

Workforce personnel may arrive on site before the start of the working day to prepare for works. No noisy activities will commence before the permitted working hours
Expected Disruption.

If you have any questions or would like more information, please feel free to get in touch with Michael Morgan your Resident Liaison Officer at mmorgan@starfishltd.com or 07534701236 — he will be more than happy to help!



As a resident, you may notice the following during the works:

- Temporary barriers and exclusion zones around active work areas.
- Scaffolding being installed around the building perimeter.
- Operatives working to the external facades.
- Localised construction noise during removal and installation activities.
- Temporary changes to access arrangements in certain areas.
- Delivery vehicles and material movements associated with the project.

Health, Safety & Security

The safety of residents, visitors and our workforce is our highest priority.
To ensure works are carried out safely:

- Work zones will be clearly segregated and signed.
- MEWP operating areas will be cordoned off with Chapter 8 barriers.
- A trained banksman will supervise access equipment operations.
- Traffic management measures will be in place where required.
- CCTV and site security measures may be utilised in public areas.
- Scaffolding alarms will be fitted where applicable.
- All operatives and subcontractors will adhere to Starfish Construction's Behavioural Code of Conduct.

What Residents Can Expect

During the survey works, residents may notice:

- Starfish Construction operatives working around the development.
- Temporary barriers and exclusion zones around active work areas.
- MEWPs, access towers, scaffolding or rope-access teams operating around the façades.
- Short periods of localised noise during survey investigations.
- Traffic management measures to maintain safe pedestrian and vehicle movements.

Where specific works directly affect access routes, communal areas, balconies or individual homes, residents will receive further communication in advance.
Please note that **access into individual homes is not currently anticipated**. Should access become necessary, affected residents will be contacted in advance to make suitable arrangements.

Residents & Stakeholders Hub

Starfish Construction has established a dedicated Residents & Stakeholders Hub for the project where residents can access updates, notices, programme information and key project contacts.
You can also sign up to receive project updates directly to your email inbox:
https://www.starfishconstruction.com/backchurch-lane-signup
We thank you for your patience and cooperation whilst these important building safety works are completed and look forward to working with residents throughout the project

Thank You

If you have any questions or would like more information, please feel free to get in touch with Michael Morgan your Resident Liaison Officer at mmorgan@starfishltd.com or 07534701236 — he will be more than happy to help!



We appreciate your patience and cooperation whilst these important building safety works are undertaken.

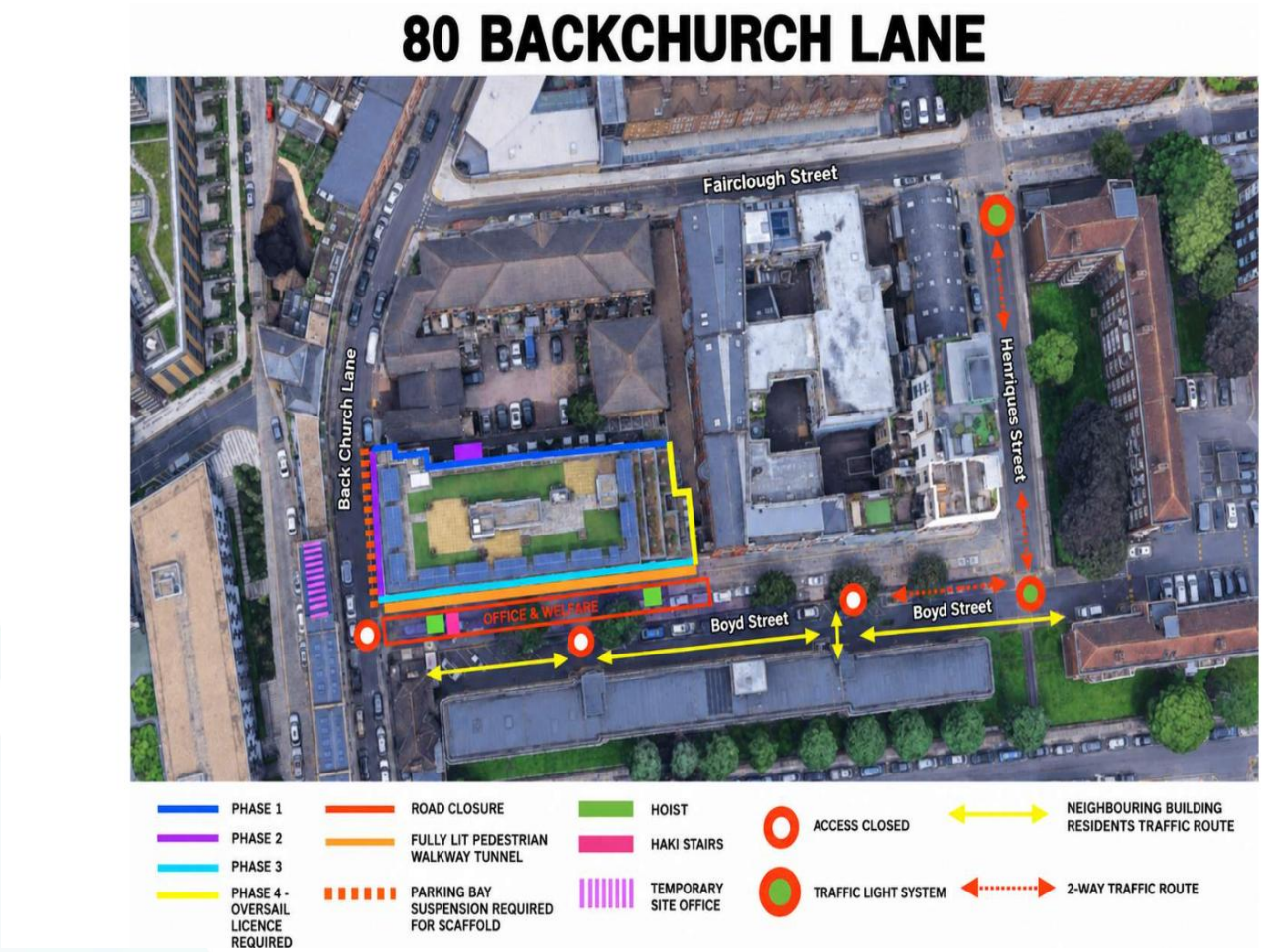
Starfish Construction is committed to working with residents, stakeholders and the wider community to ensure the project is delivered safely, efficiently and with minimal disruption.

Further updates will be issued as the project progresses

Should you have any questions regarding the project, please contact the Starfish Construction Resident Liaison Team.

Yours sincerely,

Starfish Construction



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