



Introducing Starfish Construction

RE: Introducing Starfish Construction RE: Cladding Remediation Works – 16–18 Marshalsea Road, London, SE1 1HL

Dear Resident,

We are writing to inform you of the upcoming cladding remediation works, which form part of essential safety improvements across the development.

Starfish Construction have been appointed to carry out the removal and replacement of the existing render & stonework facade systems at **16–18 Marshalsea Road**, including works to the elevations facing **Disney Place, Disney Street** and **Redcross Way**. Our aim is to deliver a safer, more resilient, and fully compliant building envelope while keeping you informed and minimising disruption throughout the programme.

Scope of Works

- **Removal of existing facade materials** including render, insulation, and any non-compliant components.
- **Installation of a new compliant external wall system**, including non-combustible insulation and upgraded fire-stopping.
- **Localised structural repairs** where required following strip-out.
- **Installation of upgraded stone cills and head extensions** to improve performance and appearance.
- **Full-depth cavity insulation** to enhance fire safety and energy efficiency.
- **Dust and noise control measures** to minimise disruption.
- **Cleaning of external facades** on completion.
- **Safe access always maintained** for residents and visitors.
- **Regular liaison and updates** throughout the project.

These works are essential to ensure long-term safety, compliance, and building performance.

Project Timeline and Location

- **Welfare Setup** From **15 June 2026**, our team will be setting up the **welfare area** at the rear of the building on **Disney Street** to support ongoing works.
 - **Scaffolding Installation:** Start 22/06/2026 (approx. 4 – 6 Weeks)
 - **Duration:** 24 weeks
 - **Working Hours:** Monday–Friday, 8am–5:00pm (*Workforce arrives at 7:30am; noisy works will not begin before 8:00am*)
 - **Occasional Saturday working** may be required
- Location:** 16–18 Marshalsea Road, London, SE1 1HL

If you have any questions or would like more information, please feel free to get in touch with Courtney Greatorex your resident liaison officer at cgreatorex@starfishltd.com or 07939894015 — she'll be more than happy to help!



Expected Disruptions

Site Setup & Enabling Works

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

- **Site compound and welfare facilities** installed
- **Resident communication signage** displayed
- **Traffic and pedestrian management routes** established
- **Protection of landscaping and communal areas**
- **Safe access routes maintained** for all residents

Scaffolding & Access

To safely access all elevations, scaffolding will be erected around the building.

Key features include:

- **Full perimeter scaffolding**
- **Goods hoist** for material movement

Walkway tunnels at:

- Marshalsea Road main entrance
- Disney Place
- Redcross Way

Expected Disruptions

- During the works, residents may notice:
- Increased noise from drilling and facade removal
- Temporary footpath diversions around Marshalsea Road, Disney Place, and Redcross Way
- Delivery vehicles entering/exiting the site
- Dust control measures, though minor disturbances may still occur
- Reduced parking or loading access where required for safety
- All works will comply with strict health, safety, and environmental regulations.

These tunnels ensure safe pedestrian access beneath active work areas.

If you have any questions or would like more information, please feel free to get in touch with Courtney Greatorex your resident liaison officer at cgreatorex@starfishltd.com or 07939894015 — she'll be more than happy to help!



Weekly Progress Update Week Ending: 19 June 2026

The project is now moving from the planning and setup phase into active construction. Over the past week, our focus has been on preparing the site so that cladding remediation works can begin safely and efficiently from next week. Thank you for your continued patience and cooperation as we get everything in place.

Welfare Setup – Completed

Location: The welfare area is positioned at the rear of the building on Disney Street, as outlined in the introduction letter.



Welfare Setup & Compound Establishment – Completed

Welfare area now fully installed at the rear of the building on Disney Street

Includes:

- Site office & meeting space
- Canteen & rest area
- Toilets & wash facilities
- Secure storage for tools & materials

Provides a safe, organised base for the site team and helps keep the wider development tidy

Heras Fencing & Signage

- Secure compound established around the working area
- Heras fencing installed to clearly define boundaries and prevent unauthorised access
- Safety signage in place at all key points:
- Site entrance/exit
- “No unauthorised access” notices
- PPE requirement boards
- Resident information signage
- Traffic and pedestrian guidance set out to maintain safe movement around the building
- Site now fully compliant, secure and ready for the next phase of works

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Scaffolding Works – Starting 22.06.2026

- Scaffold erection will start from Monday 22 June 2026
- Works will progress around all elevations of the building
- Installation will be carried out in phases to maintain safe access for residents

What Residents Can Expect

- Increased activity around Marshalsea Road, Disney Place and Redcross Way
- Metalwork noise during scaffold erection (no noisy works before 8am)
- Walkway tunnels installed at key entrances to maintain safe pedestrian routes
- Temporary diversions where required for safety
- Delivery vehicles bringing scaffold materials to site
- Daily safety checks to ensure the scaffold remains secure and compliant
- Purpose of the Scaffold
- Provides safe access for facade removal and remediation
- Allows teams to work at height safely and efficiently
- Supports installation of a goods hoist for material movement
- Ensures all works can be completed with minimal disruption to residents

Please be assured that **every effort will be made to minimise disruption** to the local community. All works will be carried out in accordance with strict health, safety, and environmental regulations, and noise levels will remain within the limits set by the local authority.

The Information Above outlines the initial stages of the remediation works to Borough Place. For more detailed information on the project including specific start dates and durations relevant to your apartment.

please contact me at **CGreatorex@starfishltd.com** or by telephone on **07939 894015**, providing the following information:

- Name
- Email address
- Telephone number
- Occupancy type (Leaseholder/Renter)

We greatly appreciate your cooperation and patience while these important safety works are carried out. Our team is committed to minimising disruption and keeping you fully informed throughout the project.

Yours Sincerely

Courtney Greatorex
Resident Liaison Officer
T: 07939 894015
E: CGreatorex@starfishltd.com

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Visit Our Dedicated Residents and Stakeholders Hub

Starfish Construction is delighted to bring you this dedicated online resource designed exclusively for residents and stakeholders. We aim to provide you with valuable information about the project, the work to be carried out, schedules, introduce the project team, and, most importantly, ensure your safety and well-being throughout the construction process.

Two areas serve as your primary source of information and updates throughout the project – **The Residents and Stakeholders Hub** and the **Updates and Announcements section**.

You can sign up to receive any project updates and announcements by visiting the website address below or by scanning the QR code with your compatible device.

<https://www.starfishconstruction.com/borough-place-hub>



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Yours Sincerely

Courtney Greatorex

Resident Liaison Officer

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