

Dear Resident,

Essential Cladding Remediation Works at Lant Street

We are pleased to confirm that the essential cladding remediation project at **Lant Street, London SE1 1RB** is now scheduled to begin, with site mobilisation commencing from **21 September 2026**.

These works represent an important step towards delivering a safer building for all residents. Following the completion of the project, the external wall system will meet current fire safety requirements, providing long-term benefits for everyone who lives in and uses the building.

Starfish Construction has been appointed to carry out these works on behalf of the building owner. We understand that a project of this scale may cause some inconvenience and want to reassure residents that every effort will be made to minimise disruption, maintain access, and keep you informed throughout the programme.

What Works Will Be Taking Place?

The project involves the removal and replacement of sections of the existing external wall and cladding systems to improve the building's fire safety performance.

The works include:

- Installation of scaffolding around the building perimeter.
- Removal of existing façade materials, including render, brickwork, aluminium and timber cladding.
- Removal and replacement of insulation and supporting systems.
- Installation of new fire safety components, including:
 - Fire barriers
 - Breather membrane
 - Non-combustible insulation
 - New support systems
 - New aluminium cladding and render systems
 - New window cills and parapet cappings
 - Associated weatherproofing systems

Project Timeline

21 September 2026

Site Set-Up Begins

A temporary site office and welfare facilities will be installed outside the main entrance to support the project team.

28 September 2026

Scaffolding Works Commence

Scaffold erection will begin on the east elevation of the building, as shown on the enclosed site plan.

End of October 2026

Cladding Removal Works Begin

The main remediation works will start following completion of the initial scaffold installation.

Project Duration

Approximately 52 weeks

Working Hours

Monday to Friday, 8:00am to 5:00pm

Contractors may arrive on site from 7:30am to prepare for the day, however noisy activities will not commence before 8:00am.

What This Means for Residents

We appreciate that living alongside construction works can be challenging. Our priority is to keep disruption to a minimum while ensuring that the works can be completed safely and efficiently.

During the project, residents may experience:

Temporary Restrictions to Balconies and Terraces

For safety reasons, access to balconies and terraces may be restricted while works are taking place in those areas. Where restrictions are required, residents will be given advance notice wherever possible.

Operatives Working Near Windows

As the remediation works progress, contractors will be required to work on scaffolding outside homes. We understand this may feel intrusive at times and ask for your patience while these essential safety improvements are completed.

Increased Noise Levels

Some aspects of the works, particularly the removal of existing external wall materials, will generate noise. Noise monitoring and assessments will be undertaken throughout the project, and we will continually review opportunities to reduce disturbance wherever reasonably practicable.

Maintaining Safe Access

Access to all homes, entrances and fire exits will be maintained at all times. Protective scaffold structures will be installed where necessary to ensure residents can enter and leave the building safely throughout the works.

Site Traffic Management

Traffic marshals will be present when required to help manage deliveries and vehicle movements and to ensure safe access for residents and visitors.

Keeping Residents Informed

Clear and regular communication will be a key part of this project. We will provide updates as works progress, including advance notice of any activities that may have a greater impact on residents.

If you have any questions or concerns during the works, please contact our Resident Liaison Officer:

Michael Morgan

Resident Liaison Officer (RLO)

 mmorgan@starfishltd.com

We would like to thank residents in advance for their patience and cooperation while these essential fire safety improvements are carried out. Our team is committed to working closely with residents throughout the programme and delivering a safer, fully remediated building with as little disruption as possible.

Kind Regards,

R.Morgan

Robert Morgan

Director of Projects

Midlands, London, South n& Wales

