

17<sup>th</sup> February 2023.

## Site Enabling Works

You may have seen our operatives working in the arches to complete our site enabling works to prepare them for our site compound. Works are progressing well and we have completed the clearance, installation of concrete retaining walls, levelling with stone, and preparation for connection of the services such as water and electricity. Installation of Palisade fencing will commence in the next few weeks and the delivery of the welfare cabins will be on the 20<sup>th</sup> and 21<sup>st</sup> February.

**Delivery of the Site Cabins will take place on Monday 20<sup>th</sup> and Tuesday 21<sup>st</sup> February 2023. Due to the size of the vehicles required to deliver and install these, you may incur delays of 15 to 20 minutes at times when accessing the road from the Concierge Office to Block 1. We apologise in advance for any disruption caused and thank you all for your cooperation during these enabling works.**

## Information Event, Thursday 9<sup>th</sup> February 2023

Thank you to all those who attended the information event. If you were unable to make the event but have any questions, please do not hesitate to contact me on the details listed below.

## Landscaping and Gardening

To work on your building, some of the existing landscaping may be affected and some areas may not be accessible to allow for maintenance of these areas. On completion of the works, the areas will be reinstated and the normal schedule for the landscape maintenance will recommence.

## Cleaning and Maintenance

On completion of the works to your building, we will clean and reinstate the existing glass partitions to your building. The condition and storage of your existing glass partitions will be recorded to ensure all are reinstalled to the correct locations. The terracotta tiles to each gable end and main entrance will also be cleaned and reinstalled to its existing location.

## Security

Security alarms will be fitted to any scaffolding areas we install. The alarms will alert our security company of any intruders accessing the area. If any of our temporary access arrangements or works restricts view to the existing CCTV cameras, we will relocate the cameras to another location to continue capturing its original view.

## Block 1 Balcony Remediation Works

Thank you to all in Block 1 who have contacted us to arrange for the initial balcony works to disconnect your balcony lights. We will be back in contact in the next couple of weeks to organise the balcony condition survey. If you have not yet made an arrangement for these works, please get in touch on the details listed below.

We would like to remind all residents of Block 1, that your balcony area needs to be cleared and free from any items as soon possible. The target date to have the items removed was Sunday 12<sup>th</sup> February but various items remain on some balconies. For those who have cleared their balcony area, thank you. The preparation for the balcony remediation works is very important and ensures that no delays are incurred for the commencement of works.

For all enquires please contact

**Melissa Buckley**

Resident Liaison Officer

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## Methods of Working on your building

The method of working on your building varies slightly due to the 5 blocks being different in size, style, and location. However, below is the general method of how we will set-up and work on your apartment block. We have looked at various methods to minimise disruption to residents as much as possible, however, the key factor in methods of working is the health and safety of all involved.

### Scaffolding

Scaffolding will be used up to, and below Level 1 of each block to the gable ends of the building to assist on the works related to the terracotta tiles. Scaffolding is not required to be installed on the balcony sides of the buildings.

### Debris Netting

Debris netting will be installed over the balcony areas to prevent any debris from the construction works landing on the pathways or waterways surrounding the buildings. The addition of the debris netting is required to ensure an additional level of safety to all land users and to also assist in the prevention of debris falling into the waterways.



Example of debris netting.

### Hoist

To assist with the construction works a mechanical hoist will be positioned at one end of the balcony area to transport operatives and materials to each level of the building. All glass balustrades and partitions will be removed from the balcony areas so Operatives can access each level externally without the need to enter the building.



Example of a hoist.

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## Mast Climber

To undertake the works to the terracotta tiles on the gable ends of the building, a mast climber will be used. A mast climber is a mechanical vertically moving working platform to allow safe working at height and to work on all levels of the building.



An example of a mast climber.

## Haki Staircase

A haki staircase will be installed to one end of the balcony area and is used as an emergency access escape for operatives working on your building. The haki staircase will be locked and secure at all times outside of normal working hours.



An example of a haki staircase.

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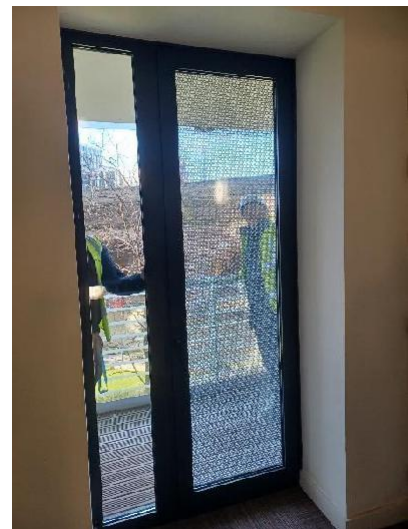
## Restricted Access to Balcony Areas

To undertake the external works to each balcony and remove the need for access from within each apartment during the construction phase, we will be removing all glass partitions between each apartment unit.

The safety of residents and visitors to the blocks is paramount to us during the construction phase so we therefore need to restrict the access from within the apartments to the balconies while the works are in progress, including outside of our normal working hours.

A perforated metal mesh which allows the normal level of ventilation will be fitted to each opening to the balcony to prevent access.

We understand the impact of not being able to enter your balcony area and we apologise for the inconvenience this will cause. However, this important measure helps us to ensure the safety of residents and visitors. Dates for the fitting of these restrictors will be communicated to you in a separate notice.



An example of a balcony restrictor

## Balcony Remediation Works

Our programme of works will be to work from the top of the building down. Once your floor level is fully completed, we will reinstate your balcony area for you to use again. Dates for the balcony works will be communicated to you under a separate bulletin notice once we receive the necessary permissions from Network Rail.

**The Starfish Site Team would like to thank you all for your patience and cooperation during the works.**

**Should you have any questions about the works, please do not hesitate to contact me via email or telephone on the below details. Email: [mbuckley@starfishconstruction.com](mailto:mbuckley@starfishconstruction.com) or telephone 07944 304 708.**

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