

All Block 3 & 4

13/02/2024

Dear Resident,

RE: IMPORTANT UPDATE – Change to Block 3 & 4 Temporary Works Dates

Executive Summary

Due to information released by the HSE regarding recent changes to the building safety regulations and the Building Safety Regulators design approval protocol we will need bring forward the programmed commencement dates for Block 3 & 4

Commencement of Works to Landscaped Areas – w/c 12/02/2024

Commencement of Scaffolding - w/c 19/02/2024

Commencement of Mast Climbers – w/c 19/02/2024

Commencement of Hoists – w/c 04/03/2024

I am writing politely to inform you of required changes to the programmed installation dates brought about by recent information released by the HSE regarding a change to the Building Safety Regulations and the Building Safety Regulators design approval protocol.

From the 6th April 2024 the Health and Safety Executive (HSE) will act as the Building Safety Regulator (BSR) for any Building Safety Fund (BSF) projects not yet started.

As the works to Blocks 1 & 2 are deemed to be 'significantly advanced' these are not affected and will continue under the existing directive being regulated by a third-party building control consultant. The works to Blocks 3 & 4 would currently fall under the directive of the HSE acting as BSR as these blocks aren't currently programmed to be 'significantly advanced' by the 6th of April.

We along with the rest of the industry have been awaiting information to be released by HSE to provide guidance on compliance and design submittal procedure. This information is now starting to filter through.

The HSE have advised that a design approval lead time of 8-10 weeks is to be expected for any changes to design during construction, they have further advised that should we need to submit any design amendments resultant from 'uncovered incidentals' (scenarios in the existing construction that we weren't expecting to find) works must cease until we have received design approval for these.

This exposes us to a significant risk of incurring delay on the remainder of the project and as such we must take pro-active measures to mitigate this, as a result we will need to pull forward the programmed dates to ensure works to Block 3 & 4 are started and 'significantly progressed' by the 6th April.

Therefore, we need to start works for access equipment with immediate effect. This week you will start to see works to the soft landscaping progressing with the introduction of scaffolding staircases for access to the balconies, scaffolding platform over the estates office, scaffolding hoist towers, hoists and mastclimber platforms thereafter. **Key dates are provided below.**

When erection of the Haki Towers commences, soffits will need to be removed to access the balcony steels for the ties that secure the tower into the building. To minimise disruption, we have arranged for these works to be accessed externally so no appointments will be needed for access through the apartments. Residents in the affected apartments will be contacted under a separate cover to provide further detail.

We are currently revising our programme to incorporate these necessary changes which will result in the Balcony Clearance dates and Balcony possession dates being brought forward. You will not be required to clear your balcony immediately. Three weeks' notice will be given to clear balconies, **these will be detailed under a separate cover to follow w/c 26/02/2024.**

It is not required to adopt the above approach for Block 5. Our programme commencement date gives us a significant time frame to carry out additional surveys required to assure ourselves that we will not require any changes to the design.

Whilst these decisions are being made to ensure the successful delivery of the remainder of the SGI Project, I would like to take this opportunity to apologise for any inconvenience these changes cause and thank you for your ongoing patience and co-operation in these important matters.

KEY DATES

Commencement of Works to Landscaped Areas – w/c 12/02/2024

Commencement of Scaffolding - w/c 19/02/2024

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Commencement of Hoists – w/c 04/03/2024

St Georges Island Resident and Leaseholder Hub

We have launched a Resident and Leaseholder Hub where you can find lots of useful information regarding the Cladding Remediation Project at St Georges Island. The website address is: <https://starfishconstruction.com/sqi-hub>.

Previously, we emailed Progress Updates and Announcements to Residents and Leaseholders who signed up to our email distribution list. However, we will now upload these communications directly onto the Hub from now on, and you can sign-up to receive notifications here: <https://www.starfishconstruction.com/sqisignup>

The Starfish Site Team would like to thank you in advance for your cooperation, should you have any questions or concerns, then please do not hesitate to contact me on 07539 011 441, or email dkays@starfishconstruction.com

Yours sincerely,

D. Kays

Darcey Kays
Trainee Resident Liaison Officer