

All Block 5

27/03/2024



Dear Resident,

RE: IMPORTANT UPDATE – Works to Communal Balcony Level 1 on Block 5

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 to start a small amount of construction works to the communal balcony on Level 1, Block 5 on 27th March 2024.

I am writing to explain the requirement to carry out works to the communal balcony, level 1 on Block 5. This has been 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 5 would currently fall under the directive of the HSE acting as BSR as these blocks are not 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 risk, we will need to pull forward a small amount of work to ensure works to Block 5 are started and 'significantly progressed' by the 6th April.

The interpretation of 'significantly progressed' is that we need to have *'installed new materials before the 6th of April and must carrying on without stopping.'*

We do not have enough time to undertake all of our civil engineering to the landscaping and install all of our temporary works access equipment in time to '*install new materials before the deadline of the 6th of April*' so we will be starting works to the communal balcony level 1, on Block 5 to make sure we are compliant. The only way we can achieve this is to use the internal staircase as a means of access to the communal balconies.

How will this affect you?

- You will experience increased construction noise, particularly in the apartments adjacent to the communal balconies on the lower levels.
- Whilst accessing and egressing the blocks and the internal staircase between the ground floor and the third floor there will be a Starfish Operative present to ensure that material distribution stops temporarily to allow you to pass unimpeded.
- You will notice that the fire exit at the bottom of the staircase will be open during working hours as we will be using this as our primary means of access. An operative will be monitoring the fire exit at all times to ensure no unauthorized persons enter the block.
- The staircase will remain clear at all times, in the event of a fire evacuation the staircase will be fully functional.
- The staircases will be fitted with adequate protection before materials start to be transported to and from communal balconies. Any internal damage caused will be rectified at the end of the works.
- Our operatives will not be accessing the blocks via the main entrance, entering the lift lobby areas or utilising the lifts at any point during these works.

Whilst we appreciate these proposals aren't ideal, all decisions are being made to mitigate unnecessary risk and 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.

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/sgi-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/sgisignup>

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

Yours sincerely,

D. Kays

Darcey Kays
Trainee Resident Liaison Officer