

Friday 2nd November 2023

Statement from Adam-Denton – Director of Starfish Construction Group

‘Dear Residents and Leaseholders, I am writing to both update you and apologise, for the lack of communication and progress to date with respect to the cladding remediation works to your home and building at St Georges Island. Numerous obstacles uncovered during the removal phase of our works and as time passes have resulted in Starfish Construction progressing with the cladding remediation works at a slower pace than anticipated, and I can assure you that we are working hard to mitigate these issues and accelerate the works safely and positively where possible.

Our design is based on existing drawings from the original developer and a limited number of intrusive surveys that we were able to undertake prior to commencement of works. Upon opening the façades, we have been faced with numerous unexpected scenarios that were not indicated on any of the ‘as built’ drawings from the original developer.

This has unfortunately meant that we have had to carry out extensive re-design during construction, under the terms of the contract any new drawings are required to be issued for design approval by a team of engineering consultants and building control before they can be issued for construction, this has led to a delay in works.

Compounding the issue further we have had to re-engineer some elements of our through-wall system due to the required design changes, this has involved introducing additional material to the façade to bolster the integrity of the system, further delay has been incurred through the procurement, and fabrication lead times of these additional materials.

Unfortunately, due to the nature of refurbishment works this isn’t uncommon, we are however confident that we have now uncovered and dealt with the majority the anomalies.

A further contributing factor faced by Starfish Construction at present, and across the board in the Construction Industry, is the supply and demand of labour. The Construction Industry is experiencing a high volume of projects throughout the UK in relation to the replacement of Non-ACM cladding systems, resulting in a lack of availability and sustainability of resources.

The term Non-ACM cladding systems refers to any unsafe cladding systems on residential properties.

Starfish Construction operate a robust system to ensure labour resource at St Georges Island demonstrate a high level of competency when completing the cladding remediation works and we can confirm that measures are now in place to secure suitable labour resources for the ongoing and upcoming works at St Georges Island.

Compounding these issues, a full revision of our existing Programme was required to accommodate the new Handover Process and we would like to apologise for the length of time this has taken. We understand the impact and disruption the Construction Works have on residents and leaseholders, and we would like to thank you for your patience during this time.

I would like to again, offer my sincere apologies, and extend my thanks to all residents and leaseholders for their ongoing cooperation.

Yours Sincerely

*Adam Denton-Beaumont
Director.*

Trespassers on the Scaffold Platform – Block 1

We have recently seen an increase in the attempt of unauthorised access onto the scaffold decking area of Block. The Starfish Site Team have installed various security measures to the building and perimeter of the building to prevent access to unwanted individuals. We are continuously monitoring the measures in place and are currently exploring additional options to prevent and deter trespassers.

The safety of residents and their belongings is paramount, and the Starfish Site Team will continue to monitor the Site along with our Security Team, and we will keep you informed of additional security measures as they progress.

Progress Update – Balcony Remediation Works

Block 1 - Levels 14/13/12 and Block 2 - Levels 12/11/10

The balcony remediation works to the above Block/Levels are ongoing and are unfortunately progressing at a much slower pace than anticipated. Several factors have compounded the progress of works and more information regarding the delays are listed in the section above. We would like to thank all residents and leaseholders for their ongoing cooperation and patience. Residents and Leaseholders from these working levels will be contacted directly with a new timescale for the completion of works to their Level.

Below is a brief update of progress on the balcony remediation works to each Block. Starting from Monday 6th November, a weekly update relevant to each individual balcony level will be issued each Monday to advise residents on the working floors on the progress of works and any delays if applicable. The updates will be issued onto the Residents and Leaseholders Hub.

Block 1 – Levels 14/13/12

All through wall materials are now installed to each balcony area, and these materials include insulation, fire barriers and rails. These Levels are now ready for the final façade to be installed. Once the façade has been installed, works will begin to install the new decking and soffit board system.

Block 1 – Levels 11/10/9

By close of play today, all door restrictors will be installed, glass partitions/balustrades removed, and the edge barrier system/debris netting in place ready for works to commence.

Block 2 – Levels 12/11/10 - West Elevation

All existing materials have been removed from each balcony area and a vapour control layer installed. Fireproofing to steel columns and vents in ongoing and approximately 70% complete. The next stage will be to fit the SFS (steel framing system) and insulation.

Block 2 – Levels 12/11/10 - East Elevation

Removal of existing materials and installation of VCL is taking place on each balcony area. During this phase, you may experience damage to internal decoration as detailed in Progress Update – Issue 9. Should you experience any damage, please contact Trainee Resident Liaison Officer, Darcey Kays on the details listed below.

Noise, dust, and temporary disruption from the works

The type of works we are carrying out will mean that noise will be created and heard throughout the building and surrounding area. We can provide you with a pair of quality earplugs if required. Please contact the Resident Liaison Officer and we will post them to your home. Where possible, we will use methods of working that minimise noise and dust, such as: localised dust extraction, cutting away from the block with a cutting station and acoustic barriers. Dust may be created, and we encourage residents to keep windows and doors closed, where possible, to avoid dust entering your home.

Operatives will adhere to our Code of Conduct and always remain respectful when working on the block, the use of radios is prohibited.

We would like to apologise in advance for the disturbance and disruption the cladding remediation works may cause.

Progress Update – Terracotta Tile/Gable Remediation Works

Block 1 & 2 – North and South Elevations

The work to the terracotta tiles system is progressing well. Please note, the working sequence for works to the terracotta tiles system is from the top of the building working down. However, during high winds, it is unsafe to operate the mast climbers. Therefore, works may begin on lower levels where wind speeds are lower to continue progressing with the remediation works. Below are photographs of work on the terracotta tile system.



Block 1 – South Elevation



Block 2 – North Elevation

Should you have any questions about the works, please don't hesitate to contact Trainee Resident Liaison Officer, Darcey Kays via email on dkays@starfishconstruction.com or via telephone on 07539 011 441.