

Statement from Courtney Greatorex - Resident Liaison Officer at Cabot House

Welcome to the latest news and updates for Cabot House. Please find below the latest updates regarding the reinstatement works and onsite activities

Please note that access to balconies will begin to be restricted from the week commencing 15.06.26. All works are scheduled to be completed, and the scaffolding fully removed, by the week ending 13.11.26. Unfortunately, we are unable to provide specific dates for works taking place around individual properties at this stage.

- Our working hours will be Monday to Friday, 8:00am to 5:00pm. There may be occasions where works are carried out over the weekend; however, residents will be notified in advance should this be required.

Resident Works Update

Week Ending: 25.09.2026

Updated Resident Works Information – Important Safety Note

As part of this week's update, we would like to address a concern raised regarding balcony access and ventilation during the ongoing works.

Balcony Door Restrictions

To ensure the safety of all residents while facade remediation works are underway, balcony doors across affected apartments have been temporarily restricted. These restrictions allow the doors to open to approximately 100mm, providing ventilation while preventing access to the balcony during active construction.

We understand this is not ideal, especially during warmer weather, but these measures are required under the project's health and safety protocols and must remain in place throughout this phase of the works.

Many residents have been managing ventilation by using their windows alongside the restricted balcony opening, which can help improve airflow.

Noise Levels

We appreciate that construction noise can be disruptive. While some noise is unavoidable due to the nature of the works, we are committed to monitoring and minimising disruption wherever possible.

Independent noise monitoring will be carried out on site next week. Once the results have been reviewed, we will provide residents with an update.

Thank you for your patience and understanding while these essential fire-safety improvements are completed.

Resident Works Update

Week Ending: Friday 25th September 2026

The team has continued to make steady progress across the facade remediation programme this week, with key fire safety and external wall system installations advancing on both elevations.

We would like to thank residents for their continued patience, cooperation and understanding while these important building safety improvements are carried out. Your support plays an important role in helping the project progress safely and efficiently.

Progress Highlights This Week - Week Ending 25.09.2026

Phase 1 – South Elevation

- **Existing cladding removal works** (aluminium, timber and HPL) continue to progress and are now **98% complete**.
- **Carrier Z-profile installation** to LuxeClad cladding areas is **98% complete**.
- **Siderise Cavity Fire Barrier installation** to LuxeClad cladding areas is **98% complete**.
- **Stainless steel sleeve installation works** to EWI areas continue to progress.
- Works to the **existing HPL and new Rockpanel areas not affected by the identified structural steel issues** have now commenced.

Phase 2 – North Elevation

- Works to the **existing HPL and new Rockpanel areas remain temporarily on hold** pending resolution of the identified unprotected structural steel beam details.

What Residents Can Expect Next Week – Week Commencing Monday 28th September 2026

North Elevation

- **Breather membrane** installation works to continue.
- **Helping Hand bracket** installation works to continue.
- **Siderise Cavity Fire Barrier** installation works to continue.
- **Stainless steel sleeve** installation works to EWI areas to continue.

South Elevations

- **Siderise Cavity Fire Barrier installation** works will continue.
- **Helping Hand bracket installation** works will continue.
- **Knauf Rocksilk insulation installation** works will continue.
- **Stainless steel sleeve installation** works to EWI areas are expected to be completed.

Message From Starfish

We would like to thank all residents for your continued patience and support as these important remediation works progress.

The project team continues to work closely with the Client and design team to progress the facade improvements while maintaining the highest standards of safety and quality. We remain committed to keeping residents informed and minimising disruption wherever possible.

Thank you once again for your continued cooperation and understanding.



Date 25.09.2026

Notification of Courtyard Noisy Works Update

Dear Residents,

Thank you for your continued patience while our team carries out essential works to the building.

The particularly loud phase of works that began week commencing **27 July 2026** has now **finished**.

Only a small number of remaining brackets are left to install, and the team is currently awaiting the final fixings. Once these arrive, you may experience one to two days of bracket-related noise.

Following this, there will be a short period of **drilling noise** when the insulation fixings are installed. This stage will begin only once the brackets and firestopping reach full completion.

We will continue to keep you updated so you have clear expectations of any noisy activity. Thank you again for your understanding while these essential works progress.

Warm Regards

Courtney Greatorex
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Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – All works to existing HPL/New Rockpanel areas not affected by unprotected structural steel beams commenced.

Phase 1 South Elevation



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Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Stainless steel sleeves installation works to EWI areas progressing

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