

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: 04.09.2026

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 4th September 2026

The team has continued to make steady progress across the facade remediation works this week, with key sub-structure installations now completed to the ground floor spandrel panel areas on both elevations. Thank you for your continued patience and cooperation while these important building safety improvements are carried out. Your support helps us maintain a safe, coordinated and efficient programme.

Progress Highlights This Week - Week Ending 04.09.2026

Phase 1 – South Elevation

- Existing cladding (aluminium, timber, HPL) removal **98% complete**
- Carrier Z-profile installation to LuxeClad areas **98% complete**
- **Siderise Cavity Fire Barriers** to LuxeClad areas **98% complete**
- **Knauf insulation** installation to Valcan panel areas **100% complete**

Phase 2 – North Elevation

- Full sub-structure installation works to ground floor spandrel panel areas **100% complete**

What Residents Can Expect Next Week – Week Commencing Monday 7th September 2026

North Elevation

- **EWI removal works** around existing vent ducts to commence
- **Breather membrane** installation works to continue
- **Helping Hand bracket** installation works to continue
- **Siderise Cavity Fire Barrier** installation works to commence

South Elevations

- **EWI removal works** around existing vent ducts to commence
- **Siderise Cavity Fire Barrier** installation works to continue
- **Helping Hand bracket** installation works to continue
- **Knauf Rocksilk insulation** installation works to continue



Date 04.09.2026

starfish
construction group

Progress Update

Friday 4th September 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

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If you have any questions or would like more information, please feel free to get in touch with Courtney Greatorex your resident liaison officer at cgreatorex@starfishltd.com or 07939894015 — she'll be more than happy to help!



A photo showing Phase 2 North Elevation – Full sub-structure installation works to Ground floor spandrel panel areas complete



A photo showing Phase 2 North Elevation – Full sub-structure installation works to Ground floor spandrel panel areas complete.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Full sub-structure installation works to Benx alluminium panel areas complete

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Full sub-structure installation works to Benx aluminum panel areas complete

Phase 1 North Elevation

Phase 1 North Elevation



A photo showing Phase 1 South Elevation – Full sub-structure installation works to Ground floor spandrel panel areas complete



A photo showing Phase 1 South Elevation – Full sub-structure installation works to Ground floor spandrel panel areas complete