starfish construction group

Progress Update

## 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 15.06.2026. All works are scheduled to be completed, and the scaffolding fully removed by the week ending 15.01.2027.
Unfortunately, we are unable to provide specific dates for work 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: 06.11.2026

### 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.

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!

starfish construction group

Progress Update

## Resident Works Update

The team has continued to make good progress across the façade remediation programme this week, with works advancing on the South, East, North and West elevations. Key milestones achieved include the commencement of membrane and aluminium panel installations on the South Elevation, completion of several preparatory works at Horizon House, and continued progress to the fire protection works on the North Elevation.

We would like to thank residents for their continued patience, cooperation and support while these important building safety improvements are carried out.

## Project Update

We are pleased to advise residents that government funding has now been approved for the additional fire protection works required to the structural steel beams identified during the remediation programme.

These additional works are necessary to ensure the building achieves the required fire safety standards and will provide enhanced protection to the structural steel elements within the facade system.

As a result of incorporating these additional safety works into the programme, the overall project completion date has been extended by approximately **nine weeks**, with the revised anticipated completion date now **03 February 2027**.

While we appreciate that project extensions can be disappointing, these additional works are essential to ensure the building

benefits from the highest possible level of fire safety and compliance.

## Progress Highlights This Week Ending 06.11.2026

### Phase 1 – South Elevation

- Obex EPDM sealing membrane installation works have commenced and are progressing well across the HPL areas.
- Obex breather membrane installation works have commenced.
- Benx aluminium panel installation works have commenced and continue to progress..

### Phase 1 – East Elevation (Horizon House)

- Scaffolding extension works have been completed.
- Removal of the existing cladding and support system has been completed.
- Installation of the new sheathing board has been completed.

### Phase 2 - North Elevation

- Promatect board carrier and support system installation works have been completed.
- Promatect board installation works have commenced.
- New sheathing board installation works have commenced.

### Phase 1 - West Elevation

- Preparatory activities have continued ahead of the next stage of façade remediation works.
- Site teams have completed preparations for the commencement of carrier profile and cavity fire barrier installation works.

.

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!

Progress Update

## What Residents Can Expect Next Week – Week Commencing Monday 9th November 2026

### Phase 1 - South Elevation

- Remaining Obex EPDM sealing membrane installation works will be completed.
- Obex breather membrane installation works will be completed.
- C-channel installation works will commence and are anticipated to be completed.
- Installation of Helping Hand brackets will commence.

### Phase 1 – East Elevation ( Horizon House )

- Obex breather membrane installation will commence.
- C-channel installation works will commence and are anticipated to be completed.

### Phase 2 – North Elevation

- Promatect board installation works to encapsulate previously unprotected structural steel beams will continue and are anticipated to be completed.
- New sheathing board re-installation works will continue and are anticipated to be completed.

### Phase 1 - West Elevation

- Carrier L-profile installation works will commence.
- Cavity fire barrier installation works will commence.

### Message From Starfish

We would like to thank all residents for their continued patience, cooperation and support while these important remediation works continue at Cabot House.

This week, good progress has been made across the South, East and North Elevations, with façade system installations advancing and key preparatory works completed. Over the coming week, works will continue across the building, including further fire protection measures and the commencement of new installation works on the West Elevation.

Our team remains committed to delivering these works safely and keeping residents informed throughout the programme.

**Thank you for your continued support as we work towards the successful completion of the Cabot House remediation programme.**

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!

# Photographic Evidence

**Phase 1 South Elevation**



**A photo showing Phase 1 South Elevation – EPDM sealing membrane installation works commenced and progressing**

**Phase 1 South Elevation**



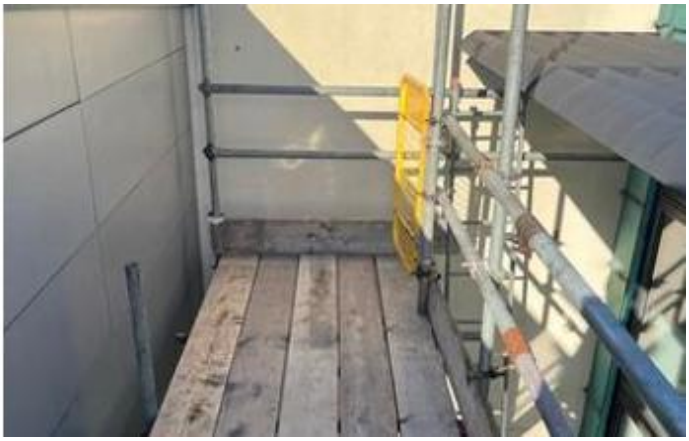
**A photo showing Phase 1 South Elevation – EPDM sealing membrane installation works commenced and progressing**

**Phase 1 East Elevation (Horizon House)**



**A photo showing Phase 1 East Elevation (Horizon House) – Scaffolding extension works complete.**

**Phase 1 East Elevation (Horizon House)**

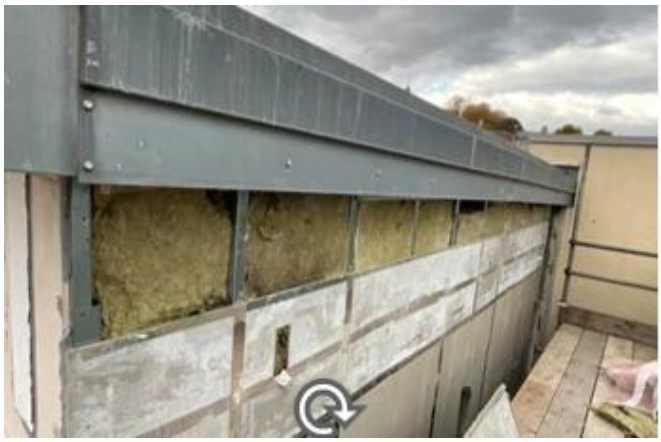


**A photo showing Phase 1 East Elevation (Horizon House) – Scaffolding extension works complete.**

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!

# Photographic Evidence

**Phase 1 East Elevation (Horizon House)**



**A photo showing Phase 1 East Elevation (Horizon House) – Existing cladding and support frame removal works complete**

**Phase 1 East Elevation (Horizon House)**



**A photo showing Phase 1 East Elevation (Horizon House) – Existing cladding and support frame removal works complete**

**Phase 2 North Elevation**



**Phase 2 North Elevation – Promatect Board Carrier / support system installation works complete.**

**Phase 2 North Elevation**



**Phase 2 North Elevation – Promatect Board Carrier / support system installation works complete.**

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!

# Photographic Evidence

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Promatect Board works commenced progressing**

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Promatect Board works commenced progressing**

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Promatect Board works commenced progressing**

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Promatect Board works commenced progressing**

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!