starfish construction group

**Progress Update**

**Friday 9th October 2026**

## 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: 09.10.2026

### 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!

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# Progress Update

Friday 9th October 2026

## Resident Works Update

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

## 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 façade 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 - Week Ending 09.10.2026

### Phase 1 – South Elevation

- Existing cladding removal works, including aluminium, timber and HPL systems, continue to progress and are now **98% complete**.
- Carrier Z-profile installation to the LuxeClad cladding areas has reached **98% completion**.
- Siderise Cavity Fire Barrier installation to the LuxeClad cladding areas has reached **98% completion**.
- Stainless steel sleeve installation works to the EWI areas are now **complete**.
- Works to existing HPL and new Rockpanel areas not affected by the structural steel beam issue continue to progress.
- EWI patch repair works have commenced and are progressing well.
- Structural steel beam encapsulation works have now been instructed.

### Phase 2 – North Elevation

- Existing CP boards at Level 5 have been fully removed to expose the structural steel beams and support further design development.
- Stainless steel sleeve installation works to EWI areas continue to progress.
- Structural steel beam encapsulation works have now been instructed. Consequently, works to affected HPL and Rockpanel areas remain on hold pending completion of the design stage.

### Phase 1 – West Elevation (Triodos Bank Terrace Area)

- Scaffold extension installation works have been completed.
- Existing cladding and sub-structure removal works have been completed.
- Breather membrane installation works have been completed.
- Preparations are now underway for the next phase of facade 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!

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## What Residents Can Expect Next Week – Week Commencing Monday 12th October 2026

### Phase 2 - North Elevation

Breather membrane installation works will continue where accessible.

- Breather membrane installation works will continue.
- Helping Hand bracket installation works will continue.
- Siderise Cavity Fire Barrier installation works will continue.
- Patch repair works to the EWI system will continue.

### Phase 1 - South Elevations

- Siderise Cavity Fire Barrier installation works will continue.
- Helping Hand bracket installation works will continue.
- Knauf Rocksilk insulation installation works will continue.
- Patch repair works to the EWI system will continue.
-

### Phase 1 – West Elevation

- Helping Hand bracket installation works will commence.
- Carrier L-profile installation works will commence.

### Message From Starfish

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

We appreciate that construction activities can sometimes cause inconvenience, and we are grateful for the understanding residents have shown throughout the programme. Your cooperation helps our teams work safely, efficiently, and with minimal disruption to the community.

Please be assured that we remain committed to keeping residents regularly informed as the project progresses and to delivering these important building safety improvements to the highest standard.

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!

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**Date 09.10.2026**

## 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
Resident Liaison Officer
Starfish Construction LTD
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E CGreatorex@starfishltd.com

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# Photographic Evidence

**Phase 1 South Elevation**



**A photo showing Phase 1 South Elevation – EWI Patch repair works commenced and progressing**

**Phase 1 South Elevation**



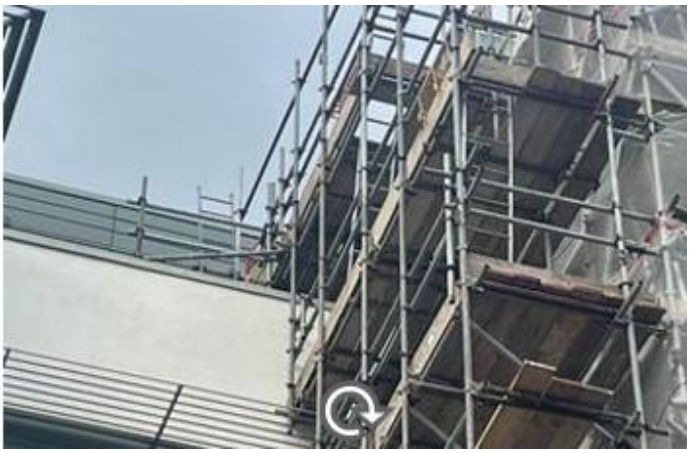
**A photo showing Phase 1 South Elevation – EWI Patch repair works commenced and progressing**

**Phase 1 West Elevation**



**A photo showing Phase 1 West Elevation – Breather membrane installation works complete.**

**Phase 1 West Elevation**



**A photo showing Phase 1 West Elevation – Breather membrane installation works complete.**

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# Photographic Evidence

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Stainless steel sleeves installation works to EWI areas progressing**

**Phase 2 North Elevation**



**A photo showing Phase 2 North Elevation – Stainless steel sleeves installation works to EWI areas progressing**

**Phase 1 West Elevation**



**A photo showing Phase 1 West Elevation – Breather membrane installation works complete.**

**Phase 1 West Elevation**



**A photo showing Phase 1 West Elevation – Breather membrane installation works complete.**

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