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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: 13.11.2026

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!

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Progress Update

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.

Resident Works Update

This week, good progress has been made across the South, East and North elevations, including the completion of key membrane and fire protection works. Looking ahead, installation works will continue across the building, with new support systems and fire safety measures progressing on the South, North and West elevations.

Our team remains committed to delivering the project safely and efficiently while keeping residents informed throughout the programme.

Progress Highlights This Week Ending 13.11.2026

Phase 1 – South Elevation

- Obex EPDM sealing membrane installation works have been completed.
- Obex breather membrane installation works have been completed.
- Stainless steel vent sleeve installation works have commenced and are progressing well.

Phase 1 – East Elevation (Horizon House)

- Obex breather membrane installation works have been completed.

Phase 2 - North Elevation

- Promatect board installation works have been completed.
- New sheathing board installation works have been completed.
- Obex EPDM sealing membrane installation works have commenced.
- Obex breather membrane installation works have commenced.

Fire Protection Works

- Removal of exposed Promat 250 boards and installation of new Promat Vermiculux-S boards has commenced on both the North and South elevations.

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Progress Update

What Residents Can Expect Next Week – Week Commencing Monday 16th November 2026

Phase 1 - South Elevation

- Replacement of exposed Promat 250 boards with Promat Vermiculux-S boards will continue and is anticipated to 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)

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

Phase 2 – North Elevation

- Replacement of exposed Promat 250 boards with Promat Vermiculux-S boards will continue and is 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 has seen further progress across the South, East and North elevations, including the completion of several membrane and fire protection installations, alongside the commencement of additional fire safety improvement works.

Over the coming week, installation activities will continue across the building, including the start of works on the West Elevation and further progress to the facade support systems.

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 – Obex breather and sealing membrane installation works complete.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Obex breather and sealing membrane installation works complete.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Stainless steel vent sleeve installation works commenced and progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Stainless steel vent sleeve installation works commenced and 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!

Photographic Evidence

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – New sheathing board installation commenced and progressing

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – New sheathing board installation commenced and progressing

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – New sheathing board installation commenced and complete

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – New sheathing board installation commenced and complete

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Photographic Evidence

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – OBEX Sealing Membrane installation works commenced and progressing

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – OBEX Sealing Membrane installation works commenced and progressing

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – OBEX Breather Membrane installation works commenced and progressing

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – OBEX Breather Membrane installation works commenced and progressing

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