

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: 18.09.2026

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 18th September 2026

The team has continued to make steady progress across the façade remediation programme this week, with further advancement to the external wall insulation (EWI) works and associated fire safety installations 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 18.09.2026

Phase 1 – South Elevation

- **Existing cladding (aluminium, timber and HPL)** removal works are **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**.
- **Full sub-structure** installation works to the ground floor spandrel panel areas are **100% complete**.
- **EWI removal works** around existing ventilation ducts have commenced and continue to progress.
- **Stainless steel sleeve** installation works to EWI areas are progressing.
- Existing **CP sheathing boards** at Level 5 have been removed, exposing structural steel members which require fire protection treatment before works to the HPL and new Rockpanel areas can resume.

Phase 2 – North Elevation

- **EWI removal works** around existing ventilation ducts are now **complete**.
- Works to the existing HPL and new Rockpanel areas remain temporarily on hold pending resolution of identified unprotected structural steel beam details.

What Residents Can Expect Next Week – Week Commencing Monday 21st 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 to continue.
- **Helping Hand bracket** installation works to continue.
- **Knauf Rocksilk insulation** installation works to continue.
- **Stainless steel sleeve** installation works to EWI areas to continue.

Message From Starfish

We would like to extend our sincere thanks to all residents for your continued patience, understanding and cooperation throughout these facade remediation works. We appreciate that construction activity can cause temporary disruption, and we are grateful for the support you have shown the site team as these important building safety improvements progress. Your ongoing cooperation helps us maintain a safe working environment and keeps the programme moving forward as efficiently as possible. We remain committed to keeping residents informed and minimising disruption wherever we can. Thank you once again for your continued support.



Date 18.09.2026

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

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Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Existing CP boards on level 5 removed and structural steel beams exposed.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Existing CP boards on level 5 removed and structural steel beams exposed.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Existing CP boards on level 5 removed and structural steel beams exposed.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Existing CP boards on level 5 removed and structural steel beams exposed.

Photographic Evidence

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – EWI removal works around existing vent ducts complete.

Phase 2 North Elevation



A photo showing Phase 2 North Elevation – EWI removal works around existing vent ducts complete.