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: 23.10.2026

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!

Progress Update

Resident Works Update

The team has continued to make steady progress across the façade 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 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 23.10.2026

Phase 1 – South Elevation

- New sheathing board re-installation works to HPL areas have commenced and are progressing well.
- Carrier Z-profile installation works to the LuxeClad cladding areas have reached 98% completion.
- Siderise Cavity Fire Barrier installation works to the LuxeClad cladding areas have reached 98% completion.
- EWI patch repair works continue to progress and are now entering the final stages.
- Promat board carrier and support system installation works have commenced and are progressing well in preparation for the additional fire protection works

Phase 2 – North Elevation

- EWI patch repair works continue to progress and are now entering the final stages.
- Preparatory works are ongoing ahead of the commencement of the additional fire protection measures.
- Promat board carrier and support system installation works are scheduled to commence during the week commencing 26 October 2026.

Phase 1 West Elevation

- Helping Hand bracket installation works have been completed. H
- Preparatory works continue ahead of the next stage of facade remediation activities.

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Progress Update

What Residents Can Expect Next Week – Week Commencing Monday 26th October 2026

Phase 2 - North Elevation

- mpletion of EWI patch repairs.
- Promat board installation to structural steel beams.
- Commencement of sheathing board re-installation.

Phase 1 - South Elevations

- EWI patch repair works will be completed.
- Promat board installation works to encapsulate previously unprotected structural steel beams will commence and are anticipated to be completed.
- New sheathing board re-installation works will continue and are anticipated to be completed.
- Phase 2 – North

Phase 1 – West Elevation

- Carrier L-profile installation works will commence.
- Siderise 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.

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.

The continued progress being made across the South, North and West elevations marks another positive step forward in delivering these important building safety improvements. The commencement of the additional structural fire protection measures also represents a significant milestone in ensuring the building meets all required fire safety standards.

Our team remains committed to keeping residents informed throughout the project and delivering the highest possible standards of workmanship, safety and communication.

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 – EWI Patch repair works progressing and ready for final stage works

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – EWI Patch repair works progressing and ready for final stage works

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Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Promatect Board Carrier / support system installation works commenced and progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Promatect Board Carrier / support system installation works commenced and progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Sheathing board re-installation to HPL areas has commenced.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Sheathing board re-installation to HPL areas has commenced.

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Photographic Evidence

Phase 1 West Elevation



A photo showing Phase 1 South Elevation – Sheathing board re-installation to HPL areas has commenced.

Phase 1 West Elevation



A photo showing Phase 1 South Elevation – Sheathing board re-installation to HPL areas has commenced.

Phase 2 North Elevation



A photo showing Phase 2 Norh Elevation – EWI Patch repair works progressing and ready for final stage works

Phase 2 North Elevation



A photo showing Phase 2 Norh Elevation – EWI Patch repair works progressing and ready for final stage works

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