

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: 26th June 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: 26th June 2026

The team has continued to make steady progress across site this week, with works advancing well in all planned areas despite several days of adverse weather. Thank you for your continued cooperation — your support helps us maintain a safe, efficient and well-coordinated programme.

Progress Highlights This Week - Week Ending 26.06.2026

Site Setup & Safety

- site compound and welfare signage installation has been completed, with additional signage to be added as works progress.

Phase 1 – South Elevation

- **Cladding Removal:** Removal of existing aluminium, timber and HPL cladding is now **98% complete**.
- **Decking Works:** Removal of existing decking and installation of new decking is **100% complete**.
- **Versaroc Sheathing Board:** Installation continues and is now **40% complete**.
- **Obex EPDM Sealing Membrane:** Installation has progressed well and is now **30% complete**.

Phase 2 – North Elevation

- **Scaffolding Installation:** Progressing well and currently 80% complete.
- **HAKI Staircase:** Installation has commenced and is now 50% complete, providing safe access for the team as works advance.

Weather Impact

- A total of **4 working days** were lost this week due to adverse weather conditions. The programme has been reviewed and adjusted to maintain progress where possible.

Upcoming Internal Visits – Dilapidation Surveys

Over the near coming weeks, I will be arranging short internal appointments with residents as part of our standard **dilapidation survey process**.

These visits are quick — usually around **10 minutes** — and include:

- A brief introduction so I can meet you in person
- A walk-through of your living space
- A small number of photos of internal walls windows and surfaces

These photos are taken **purely for protection and transparency**. They allow us to record the condition of your home before works begin, so that if any accidental damage occurs during the project, we have clear evidence and can put things right without delay.

You will receive advance notice before your appointment, and I will always work around your availability as best as possible.

If you have any questions or concerns ahead of these visits, please feel free to contact me directly.

Upcoming Works – Week Commencing Monday 29.06.2026

Phase 2 – North Elevation:

- Scaffold installation to be fully completed.
- Window protection film installation to commence.
- Existing decking removal and new decking installation to begin.

Phase 1 – South Elevation

- Versaroc sheathing board installation scheduled for completion.
- Obex EPDM sealing membrane installation to continue.
- Obex breather membrane installation to progress throughout the week.
- C-channel installation to timber cladding areas to commence

Message From the Starfish Team

Thank you for your continued cooperation across site. Whether it's adjusting routines, following temporary diversions, or taking extra care around active work areas, your support makes a real difference. It helps us maintain a safe, well-coordinated and efficient programme as we move through each stage of the works.

We truly appreciate your patience, understanding and the way you've worked with us so far. Your cooperation allows the team to progress safely and keep disruption to a minimum, and we remain committed to keeping you informed every step of the way.

Photographic Evidence

Phase 2 North Elevation



Photo showing Phase 2 North Elevation scaffolding installation works progressing

Phase 2 North Elevation



Photo showing Phase 2 North Elevation scaffolding installation works progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – New Obex Breather membrane installation works progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – New Obex Breather membrane installation works Progressing

Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – New Obex sealing membrane installation works progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – New Obex sealing membrane installation works progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation - New Versaroc sheathing board installation progressing

Phase 1 South Elevation



A photo showing Phase 1 South Elevation - New Versaroc sheathing board installation progressing