

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: 3rd July 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 across both elevations. 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

Phase 1 – South Elevation

- **Existing Cladding Removal:** Removal of aluminium, timber and HPL cladding is progressing well and is now 98% complete.
- **Versaroc Sheathing Board:** Installation continues and is now **80% complete**.
- **Obex EPDM Sealing Membrane:** Installation has progressed to **60% complete**.
- **Obex Breather Membrane:** Installation has commenced and is now **40% complete**.

Additional SFS Installation:

- **12 locations completed (100%) to support new aluminium cladding installation.**
- **Further SFS installation has commenced to facilitate new stainless-steel vent duct sleeves and aluminium cladding.**
- **C-Channel Installation: Works to Valcan (timber) cladding areas are 100% complete.**

What Residents Can Expect Next Week – Week Commencing 06 July 2026

Phase 2 – North Elevation

- Window protection film installation to commence.
- Existing decking removal and new decking installation to begin.
- Existing cladding removal works to commence.

Phase 1 – South Elevation

- Obex EPDM sealing membrane installation to continue.
- Obex breather membrane installation to continue.
- Additional SFS stud installation to continue to support new vent duct sleeves.

Warm Weather Advisory

Warm Weather Advisory With temperatures rising this week, residents may experience warmer indoor conditions due to restricted balcony access. Please ensure windows are used to support ventilation where possible, and take extra care to stay hydrated and cool during hotter periods

Upcoming Internal Visits – Dilapidation Surveys

Dear Resident,

This letter serves as formal notification that internal dilapidation surveys will take place at Cabot House between:

Monday 6th and Friday 10th July 2026.

These surveys form an essential part of the project's compliance and quality-assurance process.

Each visit is short and typically lasts no more than 10 minutes. During the appointment, the Resident Liaison Officer Courtney Greateorex will:

- Introduce themselves
- Conduct a brief inspection of internal areas
- Take photographs of walls, windows and other relevant surfaces

The purpose of these photographs is to document the pre-works condition of your property. This ensures full transparency and enables us to address any accidental damage that may occur during the construction works.

You will be notified in advance of your appointment, and every effort will be made to accommodate your availability.

Should you have any questions, please contact the Resident Liaison Officer directly.

Yours Sincerely,

Courtney Greateorex Resident Liaison Officer

Starfish Construction M 07939894015

E CGreateorex@starfishltd.com

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 and understanding and remain committed to keeping you informed every step of the way.

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.

If you have any questions or would like more information, please feel free to get in touch with Courtney Greateorex your resident liaison officer at cgreateorex@starfishltd.com or 07939894015 — she'll be more than happy to help!

Photographic Evidence

Phase 2 North Elevation



Photo showing Phase 2 North Elevation scaffolding installation complete

Phase 2 North Elevation



Photo showing Phase 2 North Elevation scaffolding installation works complete

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

Photographic Evidence

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Additional SFS studs installation to facilitate new s/s vent duct sleeves installation commenced.

Phase 1 South Elevation



A photo showing Phase 1 South Elevation – Additional SFS studs installation to facilitate new s/s vent duct sleeves installation commenced.

Phase 1 South Elevation



Phase 1 South Elevation



A photo showing Phase 1 South Elevation - C-channel installation works to Valcan panel areas commenced and complete



starfish

construction group

A photo showing Phase 1 South Elevation - C-channel
installation works to Vulcan panel areas commenced and
complete

Progress Update

Friday 3rd July 2026

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!