

Statement from Amy Butzki - Resident Liaison Officer at Claremont Place

Dear Residents and Leaseholders,

We are pleased to inform you that Starfish Construction has been appointed to carry out the works at **Claremont Place**. Please find below the latest updates regarding the reinstatement works and onsite activities scheduled for the week ending **Friday 6th February 2026**.

News & Updates



Health & Safety

- No H&S issues to raise over the last week.



Should you have any questions about the works, please don't hesitate to contact Amy Butzki - Resident Liaison Officer via email on Abutzki@starfishltd.com or via telephone on **07539011441**.

Design

- All design has been issued.

Procurement

- **Render Order has been placed.**
- **A.** 100% of all render material has been delivered.
- **Terracotta Order has been placed.**
- **A.** Brackets & fixings have been delivered on 20.01.2026.
- **B.** Rails are due for delivery W/C 09.02.2026.
- **C.** Tiles are due for delivery at the end of Feb.
- **Cedral cladding has been delivered.**

Production

- The delays caused by the Spanbrook license on Elevation 2 has caused a 6-week delay to this elevation overall (**Starfish have increased labour to bring the programme back in line, Programme updated**).

Elevation 3:

- EPDM & breather membrane is 100% complete.
- Helping hand brackets for terracotta are 100% installed.
- Fire barrier and insulation works have commenced.
- Render Insulation is ongoing.

Elevation 4:

- EPDM & breather membrane is 100% complete.
- Helping hand brackets for terracotta are 100% installed.
- Render insulation is ongoing.

Elevation 1:

- EPDM & breather hand brackets for terracotta are 50% installed.
- EPDM & breather membrane is 100% complete.

Elevation 2:

- EPDM & breather membrane is 100% complete.
- Render Insulation install is 100% complete.
- Base coat & mesh is ongoing.



Resident Update's

- QR Codes for residents have been distributed around the building.
- Resident hub has been updated.
- Residents' coffee morning took place on 02.02.2026, 4no residents from Claremont attended, but no one from Spanbrook attended.
- **As part of the new design fire breaks will be installed around windows, doors, compartment lines (between apartments) & at each floor level.**

Resident Issues @ Claremont Place

- No current issues reported.

Resident Issues @ Spanbrook

- A resident commented on the fencing being pulled out which restricted access to leave the car park. Starfish Site Manager sorted immediately & gave a toolbox talk to the operatives on ensuring the fence does not restrict access/egress.

Planning & Programming next week

Elevation 3:

- Commence install of fire barriers to terracotta areas.
- Complete install of insulation to terracotta areas.

Elevation 4:

- Complete base coat to rendered area.

Elevation 2:

- Complete Render base coat install.
- Commence 2nd base coat.

Elevation 2:

- Commence install of fire barriers to terracotta areas.
- Commence install of insulation to terracotta areas.



News & Updates

Coffee Morning - 02.02.2026

We are pleased to announce that we held our first Coffee Morning on Monday, 2nd February 2026. The event was attended by several residents who took the opportunity to share their thoughts, experiences, comments, and feedback regarding Claremont Place. A number of questions were raised during the session; detailed responses to these can be found below.

1. There are pieces of polystyrene remaining on my balcony, which I am concerned may pose a fire hazard. What actions can be taken to minimise this risk?

- We will ensure that the polystyrene is cleared and that we leave balcony areas clean and tidy throughout the works.

2. My wooden decking has been removed, what will be put in place?

- The wooden decking was removed as a safety precaution and will be replaced with composite decking in accordance with instructions from Miller Homes.

3. Are the works still on programme, and what is the anticipated completion date for the project?

- Yes, we are currently ahead of programme by approximately 2–3 weeks, with all works anticipated to be completed and fully snagged by mid-May 2026.

4. Have any issues been identified following the removal of the terracotta tiles?

- No issues have been identified following the removal of the terracotta tiles, and the underlying blockwork has been confirmed to be in good condition.

5. Will the Spanbrook car park be available for residents use?

- No, the Spanbrook car park will not be available for residents or contractors use.



6. In relation to the paintwork, has approval been granted for the entire building to be repainted?

- The cost for the painting works has been approved. Once we receive final approval from Miller Homes, an update will be posted on the hub.

7. What will happen in relation to boiler flues?

- We will be conducting inspections with our gas engineer to ensure all boiler flues are safe and fully operational. A gas safety certificate will be issued upon completion. If you have already received a recent gas safety check or certificate, another inspection will be carried out towards the end of the works for reassurance.

8. Once all works have been completed, when is the scaffolding due to be removed?

- The scaffolding will be removed following the completion of our QCQA (Quality Control and Quality Assurance) procedure. This process will be finalised prior to approval for the handover of all works, including the welfare units, balconies, and other areas.

Claremont Place - Feedback & WhatsApp Group QR code

Thank you for your continued support. By attending these Coffee Mornings, you help us gain valuable insight into making **Claremont Place** an even better community. We look forward to hosting more events in the future! To keep all residents fully updated throughout the duration of the works, we've launched a dedicated **WhatsApp group** exclusively for **Claremont Place**.



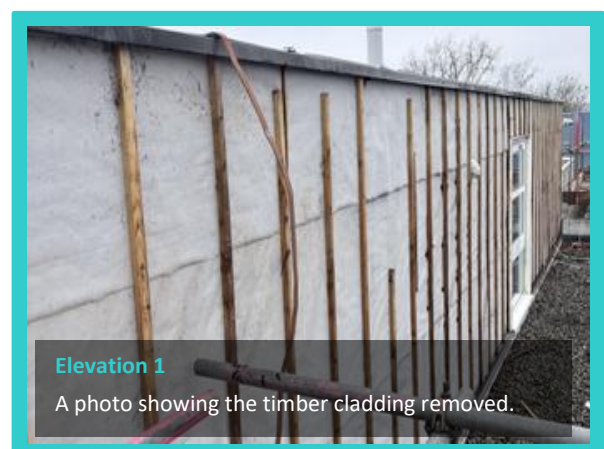
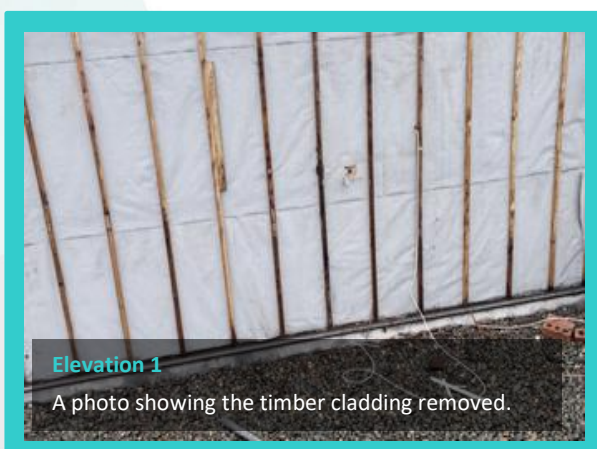
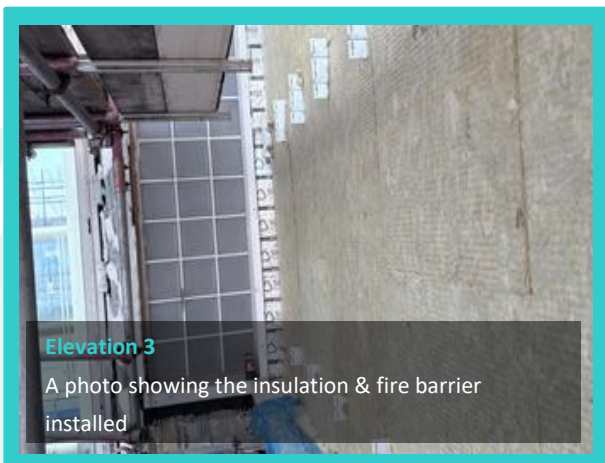
This group offers a fast, convenient way to receive:

- 📣 Important announcements and schedule changes
- 🕒 Invitations to resident events like our monthly coffee mornings
- 🔔 Reminders and site activity notices

It's also a great space to ask questions, share feedback, and stay connected with your **Resident Liaison Officer**, and the wider team.



PHOTOGRAPHIC EVIDENCE



If you have any questions or concerns regarding the ongoing works, please don't hesitate to contact your Resident Liaison Officer, Amy Butzki using the details provided below. Your continued cooperation and support are greatly appreciated as we work to deliver these improvements safely.

Newsletters & QR Codes

- Newsletters will be issued monthly, with the latest edition scheduled for release in **February 2026**, This will include the most recent updates and news regarding the ongoing works around **Claremont Place**.
- QR Codes have been placed around **Claremont Place**. They have also been posted to each individual resident, simply scan these codes with your phone camera or tablet to access weekly updates via the project hub.
- If you have not yet received a copy of the newsletter or the QR code, please contact your Resident Liaison Officer, Amy Butzki, at abutzki@starfishltd.com, who will be happy to send you a copy of the previous edition.
- If you have any questions or concerns please feel free to contact one of our staff members who will be happy to help you. Please see details below.

Contact Information



Resident Liaison Officer

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Site Manager

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Project Manager

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Should you have any questions about the works, please don't hesitate to contact Amy Butzki - Resident Liaison Officer via email on Abutzki@starfishltd.com or via telephone on **07539011441**.