

## Statement from Courtney Greatorex - Resident Liaison Officer at Kaber court, Horsfall Street, Liverpool, L8 6RY

### Dear Residents and Leaseholders,

We are pleased to inform you that **Starfish Construction** has been appointed by **Kaber Court Management LTD** to undertake the remediation of cladding systems on two apartment blocks within the development at **Kaber Court, Horsfall Street, Liverpool, L8 6RY**.

Please find below the latest updates regarding the reinstatement works and onsite activities scheduled for the week commencing **Monday 15th December 2025**.

### Scope of Works

The remediation works will involve the following across all elevations,

#### All Elevations (North/South/ East and West):

- Removal and safe disposal of the existing high-pressure laminate (HPL) cladding panels.
- Installation of new, non-combustible Rock panels that meet current fire safety regulations.
- Replacement and upgrading of fire barriers where required, following inspection.
- Installation of full-depth cavity insulation to improve safety and energy performance.
- Careful removal and reinstatement of CCTV cameras, control panels, and related equipment during the works.
- Dust and noise control measures will be in place to minimise disruption.
- External façades will be cleaned on completion to leave the building in good condition.
- Residents will remain in occupation during the works, with safe access and fire escape routes maintained at all times.
- Regular liaison will take place with the management company and residents to provide updates.
- The contractor will set up temporary welfare facilities and safe storage areas for materials.

**These works are necessary to ensure the safety and long-term integrity of the building envelope.**

#### Project Timeline and Location

- **Start Date:** 06/10/2025
- **Duration:** 30 weeks
- **Working Hours:** Monday to Friday, 7:30AM – 5:00 PM (*Please note the workforce will be arriving for 7:30 but no works to start till 8:00am, plus occasional Saturday work may be required*)
- **Location:** Kaber Court, Horsfall Street, Liverpool, L8 6RY

### Expected Disruptions

As a resident, you may notice the following during the course of the works:

- **Increased noise** from machinery, drilling, and the removal of external façade materials.
- **Temporary road or footpath closures** around Kaber Court or in close proximity to the buildings.
- **Delivery vehicles** entering and exiting the site during working hours.
- **Dust and debris control measures** are in place, although minor air disturbances may still occur occasionally.



## News & Updates

### Cladding Remediation Progress

- The team has successfully achieved **90% completion of all seal installations**, marking significant progress toward overall project milestones.
- Focus will shift to **brickwork refit**, specifically addressing the course bricks to ensure alignment and structural consistency.
- Additional tasks will include the **side rise works** and the **completion of the remaining seals**, bringing this phase of construction to full closure.
- All **vertical top hats** have been fabricated and are now fully prepared, ensuring readiness for the next stage of construction.
- With these components in place, the site is positioned to **commence panel installation** promptly, supporting the transition into the next major phase of works.
- **Team Performance:** The team has shown **excellent performance**, working diligently and maintaining strong progress in line with the programme. Despite challenging weather conditions, they have remained focused, committed, and productive, ensuring that targets are met without compromise to quality or safety. Their resilience and determination are a credit to the project and demonstrate a high level of professionalism.

**We'll continue to keep everyone informed as the project advances. Thank you for your ongoing cooperation and support.**



**Christmas Message and Shutdown Dates – Moor Lane**



**Holiday Countdown Begins! 🎁**

Dear Residents,

As we approach the festive season, the team at Starfish Construction would like to extend our heartfelt thanks for your patience, understanding, and ongoing support throughout the Façade Remediation Project at [Project Name]. Your cooperation has been invaluable in helping us progress smoothly and safely on-site.

Please note that our site will be closed for the Christmas break from [Insert Shutdown Start Date] to [Insert Shutdown End Date]. During this time, no construction activities will take place, and our team will return to work on [Insert Return Date].

If during this period you notice any activity around the site, please call our emergency operations line at **0333 016 5399**. If you suspect criminal activity or an injury, please contact the emergency services on **999**.

We wish you a joyful Christmas and a happy New Year.

Best regards,

The Starfish Construction Team

**Christmas and New Year Shutdown for 2025/26**

**0333 016 5399**

**In case of emergency, call the number above**

Tuesday	23rd December	All Depots Closed from 12.30pm
Wednesday	24th December	All Depots Closed
Thursday	25th December	All Depots Closed
Friday	26th December	All Depots Closed
Saturday	27th December	All Depots Closed
Sunday	28th December	All Depots Closed
Monday	29th December	All Depots Closed
Tuesday	30th December	All Depots Closed
Wednesday	31st December	All Depots Closed
Thursday	1st December	All Depots Closed
Friday	2nd January	All Depots Closed
Saturday	3rd January	All Depots Closed
Sunday	4th January	All Depots Closed
Monday	5th January 2026	All Depots Business as Usual

**Our emergency telephone operates 24/7**



## News & Updates



**RE: Cladding Remediation Works – Kaber Court Management Ltd, Kaber Court, Horsfall Street, Dingle, Liverpool, L8 6RY**

**Subject: Cladding Works And Resident Temporary Parking Restrictions**

Dear Residents,

We are writing to inform you of upcoming temporary parking restrictions in your area.

### **Parking Restriction Details**

- **Effective Date:** Tuesday, 02 December 2025
- **Restriction Period:** Tuesday 2<sup>nd</sup> December 2025 – Tuesday 16<sup>th</sup> December 2025
- **Reason:** A scissor lift will be in operation during this time for essential Cladding replacement works.

For safety reasons, and to prevent any risk of damage to vehicles:

**No Cars Should Be Parked In The Restricted Area During The Above Period**

We kindly ask for your cooperation in ensuring the area is kept clear. This will allow the work to be carried out safely and efficiently.

Thank you for your understanding and support, Any concerns or questions, please contact myself, **Your Resident Liaison Officer Courtney Greatorex** on 07939894015 or email [CGreatorex@starfish.com](mailto:CGreatorex@starfish.com)

 News & Updates

Juliet Balcony Access

**During the cladding works, we will need to carry out specific activities on the sections of the building where your Juliet balcony railing is located, to ensure safety:**

- The balcony railing will be temporarily removed for the duration of the work which we intend to keep limited.
- Until the refixing of the balcony rail. A barrier will be placed in front of the door to prevent access onto the scaffold.
- Signage will be displayed on the door indicating that works are in progress.
- When it is safe to do so, we will be applying **temporary window protection** to relevant windows during the cladding works.
- These coverings are designed to **protect your privacy** while still allowing **natural sunlight** to come through.
- This measure ensures that residents are **not overlooked by operatives** working on the scaffolding. The coverings are **fully removable** and will be taken down once works in your area are complete.

**Please note that in some instances, it may be necessary to keep your door restricted Until the reinstallation of your balcony railing**



Balcony Access

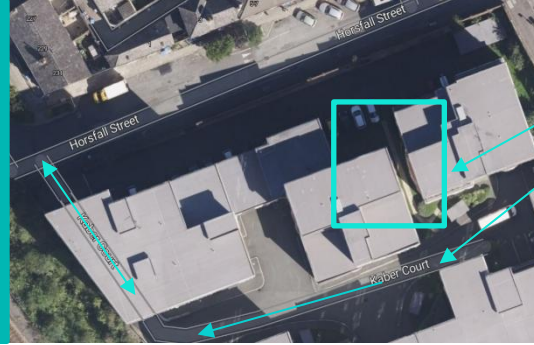
**During the cladding works, we will need to carry out specific activities on the sections of the building where your Juliet balcony railing is located. To ensure safety:**

- “Please note that during the working hours of 8:00 am to 5:00 pm, access to your balcony will be temporarily restricted to ensure the safety of all residents and operatives.”
- A fence barrier will be placed in front of the French double door to prevent access to the scaffold.
- **A door restrictor will be fitted to your balcony door to prevent access to the work area during working hours.**
- Signage will be displayed on the door indicating that works are in progress.

**Please note that: it may be necessary to keep your door restricted Until the work area is complete.**

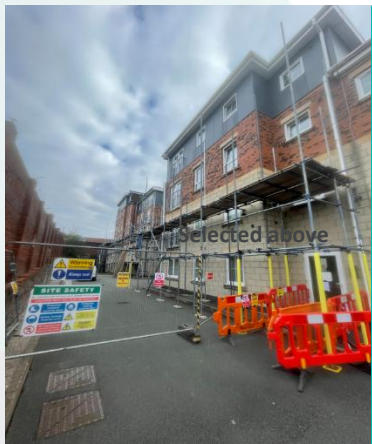


 News & Updates



The walkway will be closed while works are being carried out.  
Please use the alternative path via the back entrance towards the main gate.

 Welfare location



As you enter through the main gate, our welfare unit is located in the car park to your left, at the far back of the site.

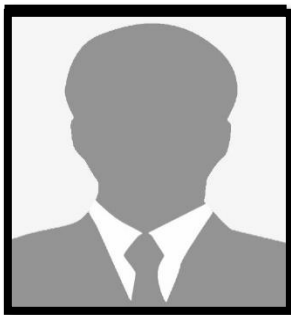


As part of our commitment to keeping you informed, please find below the latest update for BWP Denton. These weekly reports will continue to provide regular updates on site activities, planned works, and any relevant notices.

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

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## Contact information



**Resident Liaison Officer**

Name: Courtney Greatorex

Telephone: 07939894015

Email: [CGreatorex@starfishltd.com](mailto:CGreatorex@starfishltd.com)

Working hours: 9am-4:30pm



**Site Manager**

Name: Matthew Critchell

Telephone: 07908 552766

Email: [mCritchell@starfishltd.com](mailto:mCritchell@starfishltd.com)

Working hours: 8am-5:00pm

We will continue to keep you updated each week as the project progresses.  
Should you have any questions about the works, please do not hesitate to contact me directly