

Statement from Courtney Greatorex - Resident Liaison Officer at Bedford Court - Cragg's Row, Adelphi, Preston, PR1 1JB

Dear Residents and Leaseholders,

We are pleased to inform you that **Starfish Construction** has been appointed by **Miller Homes** to carry out the works at **Bedford Court**. Please find below the latest updates regarding the Cladding Remediation works and onsite activities, scheduled for the week Commencing **Monday 29th June 2026**.

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.

Project Timeline and Location

- **Start Date:** Monday 29th June 2026
- **Duration:**
- **Working Hours:** Monday to Friday, 7:30 AM – 5:00 PM (*Please note the workforce will be arriving for 7:30 but no works to start till 8:00 AM, plus occasional Saturday work may be required*)
- **Location:** Bedford Court, Moor Lane & Cragg's Row, Adelphi, Preston, PR1 1JB

Scope Of Works - Bedford Court

- The cladding remediation works will include:
- Removal of the existing blue cladding panels
- Installation of new insulation, breather membrane, and timber battens
- Application of new blue wall cladding and flashings
- These works are essential to ensure the building meets current fire safety and compliance standards.

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 Moor Lane 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.
- **Reduced off-street parking** near the site to allow safe access and material storage.

Scaffolding & Access Arrangements

To safely access the building facade, scaffolding will be erected around the perimeter of Bedford Court (carpark elevation).

This will include:

- Resident-protection tunnels to maintain safe access routes
- Approximate scaffold installation duration: 1 week
- A dedicated on-site road marshal will be present where required to support pedestrians, guide safe movement around work areas, and assist during material deliveries or temporary diversions
- **MEWP (Mobile Elevating Work Platform) – Moor Lane**
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- At Moor Lane, a MEWP will be used where full scaffolding is not practical. This will allow operatives to:
- Access high-level areas safely
- Carry out inspections
- Remove existing cladding
- Install new cladding components
- The MEWP can be repositioned as required, helping minimise disruption while maintaining high safety standards.

Resident Works Update - Week Ending: 7th August 2026

The cladding remediation works at Bedford Court have continued to progress well this week, with steady advancement across Elevations B and C. Thank you for your continued cooperation — your support helps us maintain a safe, efficient and well-coordinated programme.

Progress Highlights – Week Ending 31.07.2026

Elevation B

- GRP roof flashings have been installed on Blocks **B4 and B2**, improving weather protection.
- **C channels, brackets and rails** on **B3 and B4** are now **100% complete**.
- Membrane, C channels, brackets and rails on **B1** continue to progress well and are now **70% complete**.
- GRP roof cappings have been installed on **B1, B2 and B4**.
- Stainless steel boiler tubes have been installed on **B4, B3 and B2**.

Elevation C

- Cladding removal remains **100% complete** across the elevation.
- **C rails and brackets** have been fully installed on **C2 and C3**.
- **Obex membrane** installation on **C1** is complete, and **C channel installation** has now commenced.
- Bracket and rail installation continued throughout the week on **C2 and C3**.

General Progress

- All works remain **on programme**, with teams continuing to advance safely and efficiently across both elevations.
- Sub-structure works continue to support the next stages of the façade reinstatement.

What Residents Can Expect Next Week – Week Commencing 3rd August 2026

Elevation B

- Works on **B1** will be completed, including **C channels, brackets and rails**.
- Bracket and rail installation will continue across remaining areas.

Elevation C

- **C channels, brackets and rails** will continue to be installed across **C1**.
- Progress will remain focused on preparing the elevation for upcoming fire protection and insulation stages.

Message From the Starfish Team

Thank you for your patience and cooperation as works progress across Moor Lane. Your support — especially around access, noise and temporary diversions — makes a real difference and helps us maintain a safe and well-coordinated site.

We will continue to keep you updated each week as the project advances. If you have any questions, please contact the Resident Liaison Officer directly.

Photographic Evidence

Progression on Elevation B



A photo showing Bracket and rails being installed

Progression on Elevation C



A photo showing scaffold complete and Membrane, and C channels being installed

Progression on Elevation B



Progression on Elevation B



News & Updates



Our Welfare unit is located on the front entrance to the car park area between Bedford Court and Leicester



Due to the cut-through patch currently being closed, please follow the directions shown on the diagram to access the main road, Moor Lane.

Visit Our Dedicated Residents and Stakeholders Hub

We want to make it easy for you to stay informed about the works in your compound. Scan the QR code or visit the link below to access your Residents & Stakeholders Hub.

Every week, we'll update you with:

- Works completed
- Upcoming activities for the week ahead
- Key information to help you plan around the works

Two areas serve as your primary source of information and updates throughout the project – **The Residents and Stakeholders Hub** and the **Updates and Announcements** section.

You can sign up to receive any project updates and announcements by visiting the website address below or by scanning the QR code with your compatible device.

<https://www.starfishconstruction.com/moor-lane-hub>

VISIT THE RESIDENTS HUB





Contact information



Resident Liaison Officer

Name: Courtney Greateorex

Telephone: 07939 894015

Email: CGreateorex@starfishltd.com

Working hours: 8am-5:00pm



Site Manager

Name: Daniel Horwood

Telephone: 07940 022295

Email: dhorwood@starfishltd.com

Working hours: 8am-5:00pm

We look forward to meeting you and working together to ensure a smooth and positive experience throughout the duration of the project. If you have any questions in advance, please feel free to contact Courtney Greateorex, your Resident Liaison Officer.