

Statement from Courtney Greatorex - Resident Liaison Officer at Bedford and Leicester Courts - Moor Lane & Cregg Lane, Preston (Blocks 1 & 2)

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 and Leicester. Please find below the latest updates regarding the Cladding Remediation works and onsite activities scheduled for the week ending **Friday, 3rd October 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 cladding 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.

News & Updates

- As of this week, The Welfare Set up is now on site
- Scaffolds commence on Leicester Court (Block 1) Tuesday 30th September 2025
- Cladding removal to Leicester Court (Block 1) to commence 6th October 2025

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





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Project Timeline and Location

- **Start Date:** 25/09/2025
- **Duration:** 17 weeks
- **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:** Moor Lane (Blocks 1 and 2)

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.



You're Invited: Meet And Greet The Site Team

- Miller Homes and Starfish Construction would like to invite you to a **Meet and Greet** session to introduce the team working on the upcoming project in your area. This informal session is a great opportunity to Meet the key members of our site team, learn more about the planned works and ask any questions or raise any concerns.

In attendance will be:

Miller Homes and Thomason's Management

Senior Management, Starfish Construction

Daniel Horwood – Site Manager, Starfish Construction

Courtney Greatorex – Resident Liaison Officer, Starfish Construction

Event Details:

Date: Tuesday, 7th October 2025

Time: 11:00 AM – 1:00 PM

Location: Site office – Situated on the corner of Moor Lane and Warick Street

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 Greatorex, your Resident Liaison Officer.