



Statement from Courtney Greatorex - Resident Liaison Officer at Bedford and Leicester Courts - Moor Lane & Cregg Lane, Preston

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 Courts**. Please find below the latest updates regarding the Cladding Remediation works and onsite activities scheduled for the week Commencing **Monday 10th November 2025**.

News & Updates

We are pleased to confirm that the works are now scheduled to commence, and we sincerely apologise for the delay. We understand that this may have caused some inconvenience and truly appreciate your patience and understanding.

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.

Planned start dates - Leicester Court:

- The team is working well within the programme, having fully stripped the existing cladding on Elevation B (Towers 2 and 3), with installation of the new façade build-up and framework scheduled to begin on Monday 17th November 2025, inline with the programme.
- Continue gas safety testing programme across remaining properties (pending Gas Engineer availability). By close of business today, the initial round of gas safety tests will have been completed on the following properties: 21, 24, 27, 30, 33, 34, 35, and 36 Leicester Court. We sincerely thank all leaseholders and residents for their cooperation in facilitating access to the properties.
- Scaffolding is now fully erected across all elevations and has been handed over for works to proceed. A design alteration has been identified, requiring additional scaffolding. This is currently under review and will be confirmed shortly.

Project Timeline and Location

- **Start Date:** 27/10/2025
- **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 & Cregg Lane



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.

Dear Residents and Leaseholders,

As part of the ongoing works, in line with safety procedures, all boilers located within the cladding zone must be inspected both before and after the cladding works are carried out.

I will be conducting door knocking on **Monday 10th November 2025** to arrange access for upcoming gas safety checks

To carry out the boiler checks, our Site Manager, Daniel Horwood, along with the gas safety engineer, will be visiting properties.

If you are available on either of those days and would prefer to schedule a specific time for access, please get in touch with myself Courtney Greatorex your Resident liaison officer, it would be greatly appreciated.

To book an appointment, please contact me by phone, text, or email:

Courtney Greatorex
Resident Liaison Officer

Email Address: cgreatorex@starfishconstruction.com

Telephone : 07939 894015

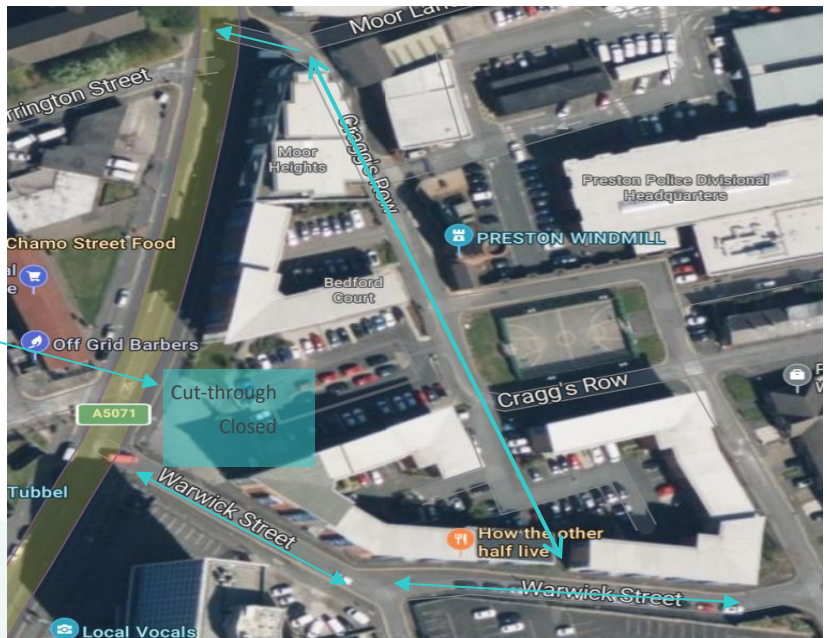
 News & Updates



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

 News & Updates

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



News & Updates

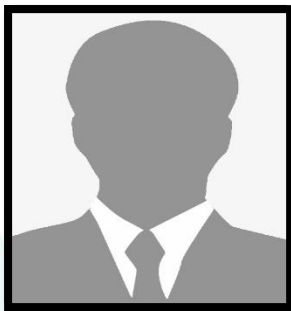


- To protect your privacy during the cladding works at your elevation, we will be applying a temporary frosted window covering to your windows while work is taking place. These coverings will still allow sunlight to come through, This will ensure that you are not overlooked by operatives working on the scaffolding. The coverings are removable and will be taken down once works in your area are complete.

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.

Contact information



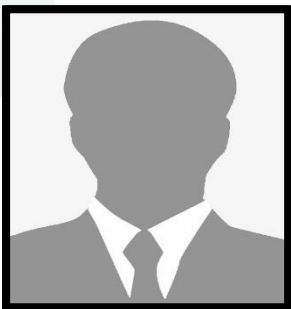
Resident Liaison Officer

Name: Courtney Greatorex

Telephone: 07939 894015

Email: CGreatorex@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 Greatorex, your Resident Liaison Officer.



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construction group

Progress Update

Bedford and Leicester Courts

Friday 7th November 2025

