

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 5th September 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

Bedford Court Resident Works Update - Week Ending: 02.10.2026

We are pleased to provide residents with the latest update on the cladding remediation works at Bedford Court. The project is now approaching its final stages, with significant progress achieved over recent weeks. Several elevations and corner sections have now been successfully completed, allowing the team to move towards project completion and site demobilisation. We would like to thank residents for their continued patience, cooperation, and support throughout the programme. Your assistance has been invaluable in helping the project progress safely and efficiently.

Progress Highlights – Week Ending 02.10.2026

Elevation B is now fully complete

- Cladding panels have been successfully installed to all corner sections and associated works have been completed.
- Elevation B is now entering the final snagging and quality assurance stage

Elevation C & D

- The **C/D Corner** has now been completed.
- The **D/E Corner** has now been completed.
- Preparatory works have enabled the project to progress seamlessly into the next phase of panel installations.

Elevation G / F

- The **G Corner** has now been completed

General Progress

- Completion of Elevation B represents a significant project milestone.
- Installation of new cladding panels has commenced on **Elevation C**.
- Quality inspections continue to be undertaken to ensure all works are completed to the required standards.
- The project remains on track as works move towards the final stages of the remediation programme.

What Residents Can Expect Next Week – Week Commencing 5th 2026

Elevation B

- Client snagging and final quality inspections will be carried out.
- Any minor outstanding items identified during inspections will be addressed.

Elevation C

- Cladding panel installation works will continue.
- The team will work towards the completion of Elevation C

Scaffold Removal

- Scaffold dismantling is scheduled to commence on **08th and 09th October 2026**.
- Residents may notice increased activity during this period as access equipment is safely removed from site.

Site Demobilisation

- Site compound decant and demobilisation activities are scheduled to commence on **12th October 2026**.
- Welfare units and site accommodation will be removed from site on **13th and 14th October 2026**.
- Residents may notice an increase in vehicle movements during these dates, as several wagons will be required to safely remove the welfare cabins, storage facilities, and associated site equipment.
- The site compound and welfare facilities are expected to be completely removed from site by **16th October 2026**.
- We kindly ask residents to remain mindful of vehicle movements during this period and thank you in advance for your cooperation while these final site activities are completed.

Project Completion Update

- As the project approaches completion, we would like to take this opportunity to express our sincere gratitude to every resident at Bedford Court.
- Over the course of these important fire safety improvement works, residents have shown tremendous patience, understanding, and cooperation. We recognise that the project has involved periods of disruption, including scaffolding, restricted views, access arrangements, site activity, inspections, surveys, gas safety visits, and regular contractor presence around the building.
- Throughout the programme, residents have consistently worked with us to facilitate access where required, attend appointments, follow safety guidance, and support the successful delivery of the works. Your cooperation has played a significant role in allowing the project team to complete these essential improvements safely and efficiently.
- We know that construction projects of this nature can be challenging at times, and we are extremely grateful for the positive engagement and understanding residents have demonstrated from the beginning of the project through to these final stages.
- On behalf of the entire Starfish team, our site operatives, management team, subcontractors, and client representatives, **thank you for your continued support, patience, and cooperation throughout the Bedford Court remediation programme.**



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We look forward to completing the remaining works, removing the final scaffolding, and returning the building to residents with these important improvements now in place.

Thank you once again for helping make this project a success.

Start of Works at Bedford Court Update

Photographic Evidence

Progression on Elevation B



A photo showing Elevation With Panels Installed

Progression on Elevation C



A Photo Showing Panel Installation Has Began

Progression on C2



Progression on C3



Photographic Evidence

Progression On D/E Corner



D/E Now Ready Complete

Progression On Elevation C/D Corner



C/D Corner Now Complete

Message From the Starfish Team

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