

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 14th 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

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: 11th August 2026

The cladding remediation works at Bedford Court have continued to progress well across all elevations, with significant milestones achieved this week. We are pleased to report that the installation of fire barriers, insulation and flashings has now been completed in a number of key areas, allowing the project to move into the next phase of panel installation.

Thank you for your continued patience, cooperation and support while we carry out these important fire safety improvement works.

Progress Highlights – Week Ending 11.09.2026

Elevation B

- PPC flashings have been successfully installed.
- The **A/B corner** is now prepared and ready for Panel installation
- The **A corner** is also now ready for

Elevation C & D

- Fire barriers and insulation have been completed at **C1**.
- Fire barriers, insulation and flashings have been completed at **C2** and **C3**.
- **C1, C2, And C2** are now ready for panel installation
- The **C/D** is now ready for panel installation
- The **D Corner** Is now ready for panel installation

Elevation G / E

- Fire barriers, insulation and flashings have been completed at the **D/E Corner**
- **The E Corner** is now ready for panel installation
- **The G Corner** is now ready for panel installation

General Progress

- Fire barrier, insulation and flashing installations have now been completed across several key elevations and corner sections.
- Preparation works have progressed well, enabling the project to move into the cladding panel installation phase.
- Multiple elevations are now fully prepared and ready for panel installation works to commence.

What Residents Can Expect Next Week – Week Commencing 14th September 2026

Elevation B

- Cladding panel installation will commence on **Elevation B**
- Operatives will continue preparing surrounding areas to support the installation programme

Elevation C

- Cladding panel installation will commence on **Elevation C**
- Teams will begin installing the new external facade panels in areas that have completed all preparatory works

General Works

- Panel installation activities will continue across available working areas as the project progresses into the next phase.
- Quality inspections and progress monitoring will continue to ensure works are completed safely and to the required standards.
- Preparatory works will continue in remaining areas to support future panel installation activities.
- Once again, thank you for your continued patience and understanding while these essential fire safety improvements are carried out. We will continue to keep residents informed as works progress.

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 Elevation Ready For Panels

Progression on Elevation C



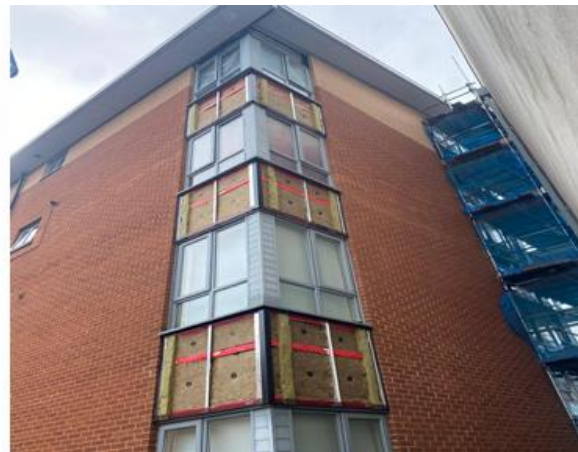
A Photo Showing That We Are Now Ready For Panels

Progression On D/E Corner



D/E – Now Ready For Panels

Progression On Elevation G



G Corner Now Ready For Panels

Progression on B2



B1 Now Ready For Fire Stop & Insulation

Progression on B1



B1 C Channels, Brackets & Rails

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:

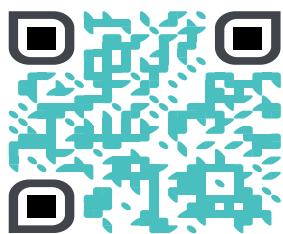
- Works completed
- Upcoming activities for the week ahead
- Key information to help you plan around the works

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



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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.