

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 21st 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: 18th August 2026

The cladding remediation works at Bedford Court continue to progress well, with the project now moving further into the cladding panel installation phase. Significant progress has been made across several elevations and corner sections this week, helping to maintain momentum on these important fire safety improvement works.

Thank you for your continued patience, cooperation and support while these essential works are carried out.

Progress Highlights – Week Ending 18.09.2026

Elevation B

- Cladding panels have been successfully installed to the windows on Elevation B.
- Panel installation has progressed well on the **A/B Corner**, with approximately 95% now complete.

Elevation C & D

- The **C/D Corner** has now been completed.
- The **D/E Corner** has now been completed.

Elevation G / F

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

General Progress

- Cladding panels have been loaded out across all corner working areas in preparation for installation works.
- Significant progress has been achieved across multiple corner sections, with several areas now completed and ready for the next stage of the programme.
- The project continues to transition from preparation works into the main cladding panel installation phase.

What Residents Can Expect Next Week – Week Commencing 21st September 2026

Elevation B

- Cladding panel installation will continue on **Elevation B**

Elevation C

- Cladding panel installation will commence on **Elevation C**
- Operatives will begin installing the new external façade panels in areas where preparatory works have been completed.

General Works

- Panel installation activities will continue across available working areas as the programme progresses.
- Quality inspections and progress monitoring will continue to ensure works are completed safely and to the required standards.
- Site teams will continue coordinating materials and access requirements to support ongoing installation activities.

Message From the Starfish Team

Thank you for your continued patience and cooperation as works progress at Bedford Court. Your support, particularly around access arrangements, temporary disruptions and site safety measures, plays an important role in helping us deliver these improvements safely and efficiently.

We are pleased to see the project moving into the panel installation phase, with visible progress now being made across multiple elevations. We remain committed to keeping residents informed throughout the programme and will continue to provide regular updates as works progress.

Thank you again for your understanding and support.

The Starfish Team

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 Complete

Progression On Elevation C/D Corner



C/D Corner Now Complete

Progression on B2



Photo Showing Progression On C1 Panel Install

Progression on B1



A Photo Showing Area Now Complete

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:

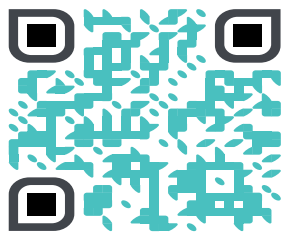
- Works completed
- Upcoming activities for the week ahead
- Key information to help you plan around the works

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





starfish
construction group

Start of Works at Bedford Court Update

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.