



Introducing Starfish Construction

RE: Cladding Remediation Works – Britannia Wharf, Towpath Court

Dear Resident,

We are writing to update you on the upcoming cladding remediation works, which form part of essential safety improvements across the development.

Barratt Redrow has appointed **Starfish Construction** to carry out the removal and replacement of the remediation **non-ACM cladding systems** on the apartment block at **Towpath Court, Britannia Wharf, Bingley BD16 2NP**

Our goal is to deliver a safer, more sustainable, and improved building. Throughout this process, we will provide you with regular updates on the project scope, schedule, and project team, while prioritising your safety and minimising disruption during the works.

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 to **PARTY WALLS ONLY**.
- All access will be via MEWP's
- Installation of new, non-combustible Rock 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 performance.
- Dust and noise control measures will be in place to minimise disruption.
- External facades 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.

Project Timeline and Location

- **Start Date:** 25/08/2026
- **Duration:** 6 weeks
- **Working Hours:** Monday to Friday, 7:30AM – 5:00 PM (*Please not the workforce will be arriving for 7:30 but no works to start till 8:00am, plus occasional Saturday work may be required*)
- **Location:** Towpath Court, Britannia Wharf, Bingley BD16 2NP

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



Expected Disruptions

As a resident, you may notice the following during the works:

- **Increased noise** from machinery, drilling, and the removal of external facade materials.
- **Temporary road or footpath closures** around **Britannia Wharf, Bingley, BD16 2NP**. or in close proximity to the buildings.
- **Delivery vehicles** entering and exiting the site during working hours.
- **Dust and debris control measures** in place, although minor air disturbances may still occur occasionally.
- **Reduced parking bays** around the residential carpark to allow safe access and material storage.

Please be assured that **every effort will be made to minimise disruption** to the local community. All works will be carried out in accordance with strict health, safety, and environmental regulations, and noise levels will remain within the limits set by the local authority.

The Information Above outlines the initial stages of the remediation works to Towpath Court. For more detailed information on the project including specific start dates and durations relevant to your apartment.

please contact me at **CGreatorex@starfishltd.com** or by telephone on **07939 894015**, providing the following information:

- Name
- Email address
- Telephone number
- Occupancy type (Leaseholder/Renter)

We greatly appreciate your cooperation and patience while these important safety works are carried out. Our team is committed to minimising disruption and keeping you fully informed throughout the project.

Yours Sincerely

Courtney Greatorex

Resident Liaison Officer

T: 07939 894015

E: CGreatorex@starfishltd.com



Visit Our Dedicated Residents and Stakeholders Hub

Starfish Construction is delighted to bring you this dedicated online resource designed exclusively for residents and stakeholders. We aim to provide you with valuable information about the project, the work to be carried out, schedules, introduce the project team, and, most importantly, ensure your safety and well-being throughout the construction process.

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/towpath-court-hub>

CONNECT TO THE HUB



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Courtney Greatorex

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