

Introducing Starfish Construction

RE: Introducing Starfish Construction RE: Cladding Remediation Works – UNO Apartments

Dear Resident,

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

Starfish Construction have been appointed by Miller Homes to carry out the remediation works at facade systems at **UNO Apartments**.

Scope of Works

- Scaffold works to the perimeter of the building.

Remove & dispose of the below existing materials:

- Render/Terracotta/spandrel Panels
- Insulation
- Support system
- CP board
- Window cills
- Parapet capping
- EPDM

Supply & install of new materials:

- CP board
- EPDM
- Breather Membrane
- Fire Barriers
- Stone wall insulation
- Support system
- Tiles
- Window cills
- Parapet capping
- Render system
- Spandrel Panels

Project Timeline and Location

- **Office & Welfare Set Up** will commence from 01.09.26, the office & welfare will now be situated with the ground floor commercial unit on the neighbouring building
- **Scaffold erection** commences Week Ending 11.09.26.
- **Existing Cladding Removal Works** will commence towards the end of September 2026.
- **Project Duration:** 36 weeks
- **Working Hours:** Monday–Friday, 8am–5:00pm (*Workforce arrives at 7:30am; noisy works will not begin before 8:00am*)

Expected Disruptions

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

- **Restricted Access** to balcony's & terraces to ensure the safety of all residents & building users.
- **Operatives** will be working up & down the building going past windows, we apologies for any inconvenience this may cause but the works are essential to understand the condition of the original construction method.
- **Traffic Marshall** will be in place to ensure all residents have clear access when required.
- **Additional Noise** Although a noise assessment will be put into place once the main works start so we can monitor & assess what options are available to minimise noise as much as practically possible, the reality is due to the nature of works, noise is to be expected.
- **Access & Egress** will be always maintained to all entrances & fire exists but you will see protected scaffold around all entrances to always ensure safety for the residents & commercial unit users.

RLO Contact Details – Courtney Greateorex - CGreateorex@starfishltd.com

Updated Site Plan Layout

UNO APARTMENTS | SITE LAYOUT PLAN



Further details will be provided over the coming weeks as we progress & we look forward to working with all building users to ensure we provide clear communication & timelines through the project & leave all residents with a fire safe building.

Kind Regards,

R. Morgan

Robert Morgan **MCIOB MAPM**

Director of Projects