



Introducing Starfish Construction

RE: Introducing Starfish Construction - Cladding Remediation Works

Dear Resident,

We are writing to inform you of the upcoming facade remediation works at **Uno Apartments**, which form part of essential building safety improvements.

Starfish Construction have been appointed by **Cobalt Ltd** to carry out the removal, remediation and replacement of elements of the building's external wall systems at **Uno Apartments**.

Our aim is to deliver a safer, more resilient and fully compliant building whilst keeping residents informed and minimising disruption throughout the programme.

Scope of Works

- Removal of existing render, insulation and non-compliant façade components.
- Removal and reinstatement of terracotta tile systems.
- Installation of new compliant insulation and fire safety measures.
- Installation of cavity barriers within the external wall system.
- Upgrades around windows, doors, vents and other façade openings.
- Installation of new EPDM weather seals around windows.
- Replacement of selected curtain walling spandrel panels.
- Localised repairs identified during strip-out works.
- Quality inspections throughout the project.
- Cleaning and making good upon completion.
- Regular resident liaison and communication throughout the programme.

These works are essential to improve the safety, compliance and long-term performance of the building.

Project Timeline and Location

- **Welfare Setup** From **02 September 2026**, our team will be setting up the **welfare area** at the **ground floor of the neighbouring building** to support ongoing works.
- **Scaffolding Installation:** Start 14.09.2026 Scaffolding will be installed in phases around the building and is expected to take approximately **4 weeks**.
- **Duration:** Approximately **36 weeks**
- **Working Hours:** Monday–Friday, 8am–5:00pm (*Workforce arrives at 7:30am; noisy works will not begin before 8:00am*)
- **Occasional Saturday working** may be required

Location: 1 Sherman Road Bromley Kent, Bromley, Kent, BR1 3JH

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



Expected Disruptions

Site Setup & Enabling Works

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

- **Site compound and welfare facilities** installed
- **Resident communication signage** displayed
- **Traffic and pedestrian management routes** established
- **Material deliveries and Collections**
- **Protection of landscaping and communal areas**
- **Safe access routes maintained** for all residents

Scaffolding & Access

To safely access all elevations, scaffolding will be erected around the building.

Key features include:

- **Full perimeter scaffolding**
- **Goods hoist** for material movement
- **Haki Stair Access Towers**
- **Scaffold protection over the underground car park entrance**
- **Traffic management measures where required**

Walkway tunnels at:

- The walkway tunnel has been installed along the side of the **building adjacent to Sherman Road**, allowing residents and visitors to continue accessing the area safely while works are underway.

Expected Disruptions

- During the works, residents may notice:
- Increased noise from drilling and facade removal
- Temporary footpath diversions around Sherman Road.
- Delivery vehicles entering/exiting the site
- Dust control measures, though minor disturbances may still occur
- Parking bay suspensions and traffic management arrangements.

A traffic marshal will be present where necessary to ensure safe access for residents and visitors

Please be assured that **access and egress will be maintained at all times**, including all residential entrances and fire escape routes.



Scaffolding Works – Starting 07.09.2026

- Scaffold installation is now underway.
- Works commenced on **07 September 2026**, one week ahead of the original programme.
- Installation began at the **Phase 1 Car Park Entrance Elevation**.
- Residents may notice increased site activity as scaffold erection progresses around the building.

Weekly Progress Update Week Ending: Friday 18th September 2026

Residents' Work Notice Week Ending 18th September 2026

The project has continued to progress this week as we move through the early stages of the programme. Thank you for your continued cooperation — your support helps us maintain a safe, efficient and well-coordinated site.

The facade remediation project at Uno Apartments is now underway, with Starfish Construction having taken possession of the site on 2nd September 2026. **Over the past week, our focus has been on mobilisation activities, final design coordination, material procurement, and preparing the site for the commencement of scaffold installation.** Thank you for your continued patience and cooperation as we progress these important building safety improvements.

Welfare Setup – Completed

Location: Ground floor of the neighbouring building Starfish Construction took site possession on **02 September 2026**.





Welfare Setup & Compound Establishment – Completed

Welfare area now fully installed at the rear of the building on Disney Street

Includes:

- **Site office & meeting space**
- **Canteen & rest area**
- **Toilets & wash facilities**
- **Secure storage for tools & materials**

Provides a safe, organised base for the site team and helps keep the wider development tidy.

Scaffolding Phase 1 – Ongoing 18/09/2026



We are pleased to report that **Phase 1 scaffolding installation is progressing well**. The site team has made good progress this week, and **works remain on schedule**. Scaffolding will continue to be erected over the coming weeks, supporting the safe delivery of the forthcoming improvement works to the building.

- The protected pedestrian walkway remains in place, providing safe access for residents and visitors while works are ongoing.
- **Preparations were completed for the installation of the site hoist**, which will support upcoming construction activities.
- The project team continued with the design and planning stages to support the next phases of the works.
- Procurement of materials is ongoing to ensure works continue as scheduled.

Residents Can Expect Next Week – Commencing 21/09/2026

- **Installation of the site hoist is expected** to commence.
- **External façade works are due to begin in the coming weeks.**
- **Scaffolding works will continue to progress** across the Phase 1 elevations.

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What Residents Can Expect

- Increased activity around
- Metalwork noise during scaffold erection (no noisy works before 8am)
- Walkway tunnels installed at key entrances to maintain safe pedestrian routes
- Temporary diversions where required for safety
- Delivery vehicles bringing scaffold materials to site
- Daily safety checks to ensure the scaffold remains secure and compliant

Purpose of the Scaffold

- Provides safe access for façade removal and remediation
- Allows teams to work at height safely and efficiently
- Supports installation of a goods hoist for material movement
- Ensures all works can be completed with minimal disruption to residents

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 the UNO Apartments. 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/borough-place-hub>



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