

Statement from Courtney Greatorex - Resident Liaison Officer at Vincent House, Woodlands Road, Darlington DL3 7PN



Dear Residents and Leaseholders,

We are pleased to inform you that **Starfish Construction** has been appointed by **The Letting Group** and **Thomasons**, to carry out the works at **Vincent House**. Please see below the latest updates regarding the Cladding Remediation works and onsite activities. Scheduled to begin the week commencing **Monday 13th July 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 13th July 2026
- **Week 1:** Installation of welfare, compound, scaffold and removal of all existing cladding panels and sub-structure
- **Week 2:** Installation of the new cladding system begins
- **Duration:** Approximately 5 Weeks
- **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:** Vincent house, 2 Darlington, Durham, County DL3 7PN

Scope Of Works - Vincent House

The cladding remediation works will include:

- Removal of the existing cladding panels and sub-structure
- Installation of a new compliant sub-structure
- Installation of new fire barriers
- Installation of new aluminium cladding panels
- All works will be carried out from scaffold access
- 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 removal of external facade materials
- **Delivery vehicles** entering and exiting the site during working hours
- **Dust and debris control** measures in place, though minor disturbances may still occur
- **Temporary adjustments** to access routes around the building
- **Reduced parking availability** in certain areas to allow safe working zones and material storage
- **All works** will be carried out in line with strict health, safety, and environmental regulations.

Residents Works Update - Week Ending 07.08.2026

The project has continued to progress well this week, with works advancing safely and efficiently across the elevation. Thank you for your continued cooperation — your support helps us maintain a well-coordinated and productive programme.

Progress Highlights – Week Ending 07.08.2026

Site Progress

- **Panel installation** to the upper elevation is now **80% complete**, marking strong progress ahead of final reinstatement works.
- **Insulation and fire barrier installation** to the upper levels remains fully complete, forming a key part of the upgraded fire protection system.
- **Brickwork remediation works** have been completed as agreed during on-site discussions.
- **EPDM installation** to the overlapping canopy roof is complete, ensuring improved weather protection.
- **The loose drip detail** has been fully sealed back. Window beading will be installed once mastic application is complete.
- **The scaffold is scheduled to be struck on Wednesday, following completion of upper-level works.**

What Residents Can Expect Next Week – Week Commencing 10.08.2026

Upcoming Works

- **Panel installation** will continue across remaining areas, progressing towards full completion.
- **Final checks and preparation** will take place ahead of project completion.
- **The team is currently aiming for completion on Friday 15th August, with site decant planned for Monday 17th August.**
- **Works will remain focused** on maintaining safe access and minimising disruption as the project enters its **final stages**.

Message From the Starfish Team

Thank you all once again for your continued cooperation across site. Your support — whether adjusting routines, following temporary diversions, or taking extra care around active work areas — makes a significant difference and helps us maintain a safe, efficient and well-coordinated programme.

We truly appreciate your patience and understanding as we move through these final stages of the works. The team remains committed to keeping you informed every step of the way and ensuring the project progresses smoothly towards completion.

PHOTOGRAPHIC EVIDENCE



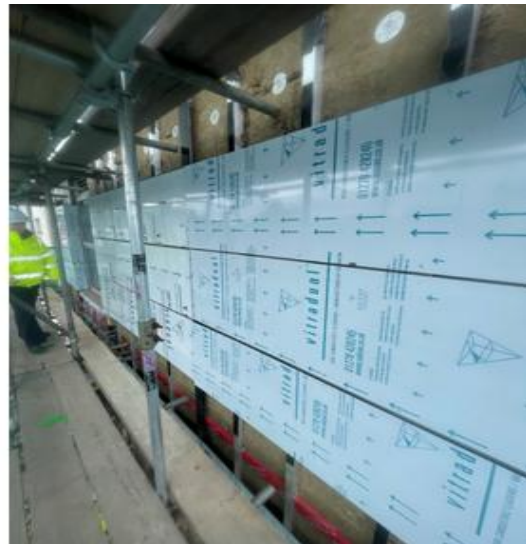
Picture showing Vincent House progress with completed insulation on upper level.



Picture showing fire barrier and insulation to ground floor begin install



Picture showing top level panels installed and sill to head complete



Picture showing panels temporarily fixed onto sub structure – being inspected by QA

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.

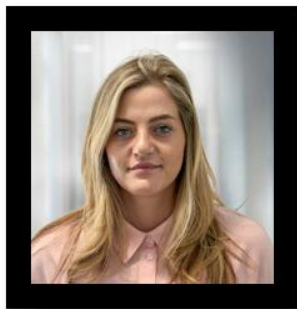
You can sign up to receive any project updates and announcements by visiting the website address below or by scanning the QR code with your compatible device.

<https://www.starfishconstruction.com/vincent-house-hub>

Connect to the 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.