



SUSTAINABLY SHAPING
THE UK'S FAÇADE LANDSCAPE

At Starfish Construction, our dedicated team delivers successful outcomes to the UK's most challenging and complex façade projects.

We provide customer confidence through an experienced and knowledgeable team that expertly manages every aspect of your façade project:

- **Property Technical Assessment**
- **Building Façade Design**
- **Planning and Project Management**
- **Material Supply Chain and Installation**

Our customers benefit from what we do and experience measurable value from how we do it – safe, inspiring and sustainable façade solutions.

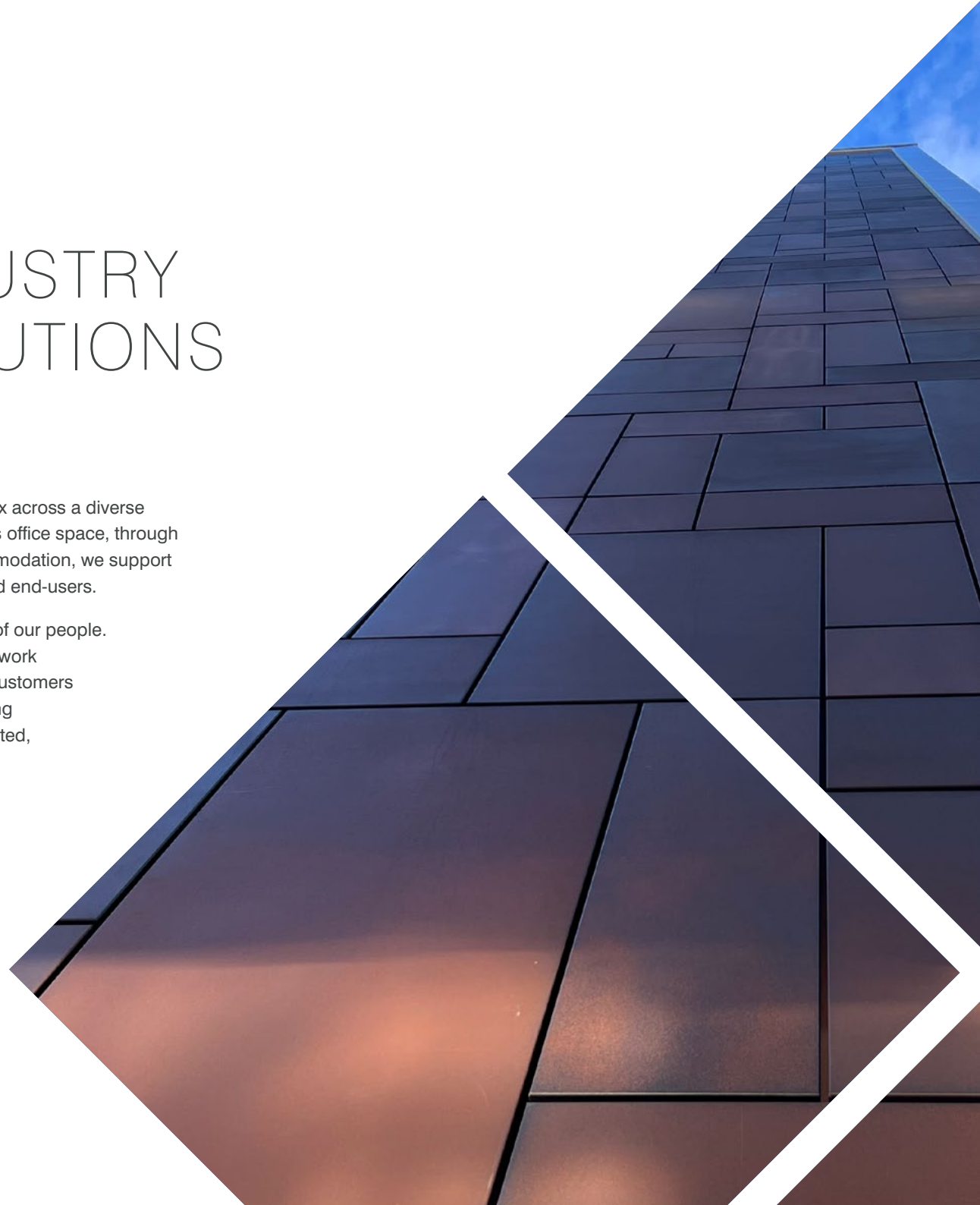
We partner with clients and their property stakeholders ensuring we bring value to your building assets.



LEADING OUR INDUSTRY WITH SECTOR SOLUTIONS

Successful buildings have people at their core. How we work, live, and relax across a diverse range of properties must be safe, functional, and visually appealing. Across office space, through education, healthcare, hospitality and residential, including student accommodation, we support various sectors and stakeholders, including property owners, investors, and end-users.

Starfish Construction's Façade solutions and projects reflect the expertise of our people. We understand the importance of place and space, creating buildings that work effectively on every level, inside and out. Our collaborative approach with customers guides them through shared knowledge and industry leadership, developing property asset value across our nationwide markets with a consistently trusted, high standard of service.




SHAPING THE BUILT ENVIRONMENT



Starfish Construction is a multi-faceted commercial and industrial construction services group with diverse divisions that reflect our knowledge and expertise. We deliver building envelope and ground-up build solutions, complemented by our technical surveying division and design consultancy.

As a company, we believe everyone deserves a safe environment. Safety is paramount in everything we do and integrated across all our operations and supply chain. We mitigate risk through our strategy, processes and knowledge, ensuring buildings are safe, and people are protected.

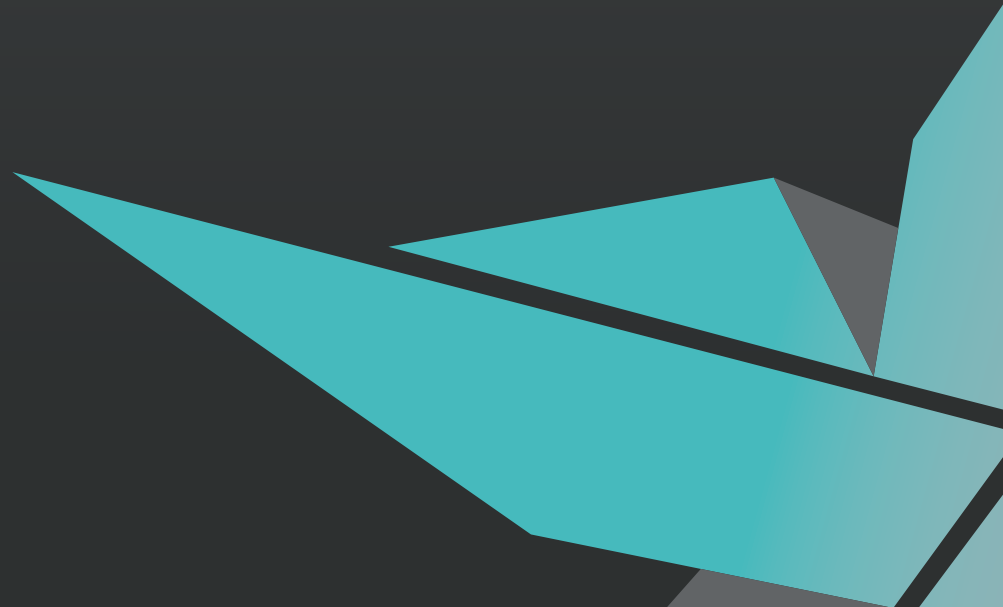


Most façade projects are technically and logistically challenging. Our holistic approach and involvement from the early stage of a project, including technical survey, **façade design and fire testing** to the specification and installation stage, combined with our excellent Health & Safety record, ensures we deliver projects within the agreed timescales and the client's budget parameters.

Joe Hulley, Associate Director (Design & Technical)

OUR APPROACH DIAGNOSE, DESIGN & DELIVER

Façade safety runs through every element of Starfish Construction projects. From the initial consultation to project completion and after-care, our extensive property and building industry experience enable us to deliver projects from planning to completion.





WE LEARN ABOUT YOU

We Diagnose, Design and Deliver solutions for clients, including pension fund managers, property managers, construction companies, architects and surveyors.

Operational excellence comes from a highly skilled and accredited company overseen by expert industry project managers.

INDUSTRY KNOWLEDGE **SHARING OUR EXPERTISE**

In my 20 years working in the Façades sector, I have project managed the **façade design and installation** on some of the UK's most iconic commercial buildings. At Starfish Construction, supported by a dedicated team, **we deliver successful outcomes** to the most challenging and complex façade projects. We provide customer confidence through an **experienced and knowledgeable team** that expertly manages every aspect of your façade project.

Adam Denton-Beaumont, Director - Projects & London South Business Hub



DIAGNOSTIC SURVEYS

Our in-house survey team uses an armoury of specialist equipment to analyse your property using drone surveys with thermal imaging, intrusive surveys and laser-building measurement. We accurately diagnose the issues and provide our design team with the data to create a sustainable solution.



SOLUTION DESIGN

Fire safety and façade design go hand in hand. We design our projects in accordance with Current British Standard Codes of Practice for fire safety in design, management, and use of buildings BS 9999:2017, and approved document B building regulation 7. Our commercial team adds value by working collaboratively with design to produce viable, safe, effective and on-budget solutions.

YEARS OF EXPERIENCE **YEARS OF SUCCESS**

We've earned our trusted and reliable reputation over many years due to our client partnership approach and **successful project outcomes**. Our turnkey solutions ensure every project has a bespoke plan, delivery approach and successful outcome.

Shaun McCluskey, Operations Director

Façade replacement is the process of removing the existing exterior of a building and installing a new, improved one. There are several reasons for this, including addressing issues with the existing façade, such as damage or ageing, or improving the energy efficiency of the building. In many cases, façade replacement will enhance the appearance of a building and modernise it.

Implementing the latest Fire Safety regulations is one key reason for upgrading some of the fire-critical components of the building façade, including the vapour control layer, insulation type and fire barrier strategy. No matter the reasons for replacing the façade, Starfish Construction's Diagnose, Design and Deliver ethos is there at every project step.

The manufacture of façade systems uses various materials, including brick, stone, glass, metal, or a combination of materials.

FAÇADE REPLACEMENT





BENEFITS OF FAÇADE REPLACEMENT



ENERGY EFFICIENCY

A new façade can significantly improve a building's energy efficiency by reducing heat loss and improving insulation resulting in lower energy bills and a more comfortable indoor environment.



IMPROVED APPEARANCE

A new façade can dramatically enhance a building's appearance by making it look modern and attractive, increasing the property value and improving the visitor or resident appeal.



INCREASED DURABILITY

A new façade can also increase a building's durability. The selected materials can be more resistant to weather and ageing, which is particularly relevant in a coastal environment, resulting in a longer lifespan and reducing unnecessary maintenance or costly repairs in the future.



BETTER INDOOR ENVIRONMENT

A new façade can also improve a building's indoor environment by reducing the amount of noise that enters the building and improving the insulation creating a more comfortable and quieter indoor environment.


THE FAÇADE LANDSCAPE

The range of façade types is vast and encompasses various materials and systems. Cladding is simply applying a protective and decorative material on a building's exterior to defend against the elements.

There is an almost inexhaustible variety of materials which can completely transform the aesthetics of a structure. But we are often required to match the existing system due to planning regulations or corporate guidelines.

Health & Safety regulations often guide the choice of system and materials based on usage and building height. Rainscreen cladding is the most efficient system for building envelope purposes. Inefficient façade insulation causes significant energy loss. Combining the rainscreen cladding system with an exterior insulation system provides the building with numerous advantages, such as increased thermal and acoustic insulation and, most critically, fire safety.





Our many years working within the façade & building envelope sector, combined with our **highly experienced management team**, has given Starfish Construction continuity, ensuring we achieve safe and successful project outcomes.

John Jessimer, Managing Director

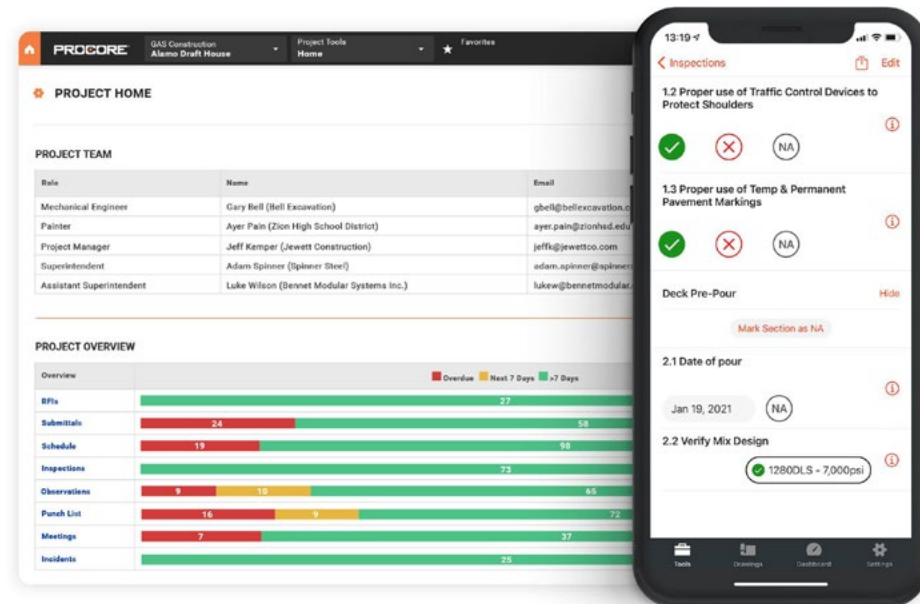
PROJECT MANAGEMENT

From planning and design to resource management and budget allocation, our Construction Project Management (CPM) helps maintain an effective process. The CPM ensures end-to-end, transparent and successful project delivery. Once construction begins, your designated project manager will work with their dedicated team throughout the project.

Our Procore CPM Software helps us organise the planning, scheduling, construction, resources, and financial reporting related to all projects and maintains a visual and written record at every stage gate. These project management processes are vital to keeping the project running smoothly from beginning to end.

Managers and supervisors can easily assign and track project schedules, manage and submit digital documents, and create and share all project documentation. Our Procore CPM software streamlines our processes, increases productivity, and mitigates risk - while helping to keep a strict schedule and budget. Our systems and processes create effective coordination between Starfish Construction and all project stakeholders. We believe in a culture of no surprises, where everyone can assess and make informed decisions through robust data.

PROCORE®





INTEGRATED PEOPLE, SEAMLESS DELIVERY

Before starting a project, we plan everything carefully. After completing the project, we will have achieved everything we agreed to do with our partners. Our teams can work more efficiently by using streamlined processes, which gives them more time to focus on achieving successful outcomes.

Several factors can delay the original project timeline, including bad weather, unforeseen construction challenges once the project is in progress and potential supply chain issues.

Our CPM helps our team schedule projects in the pre-construction stage, keep track of the delivery of the construction stage, assess project deliverables, and complete the project on a predictable timeline.



RESIDENT LIAISON OFFICERS

Starfish Construction has worked in the residential, student accommodation and high-rise housing sectors for many years. We have learned that putting residents' needs, expectations, and worries first makes for better project outcomes.

Having any work on your home can be stressful and frustrating but imagine if contractors were working on your building and outside your window for months at a time. This project may evoke curiosity, stress, and even anger, particularly if you are unaware of the work schedule.



A POINT OF CONTACT FOR YOUR RESIDENTS MAKES FOR BETTER OUTCOMES

At Starfish Construction, we believe our Resident Liaison Officer is a game-changer for residential façade replacement projects. The Liaison Officer is the first point of contact, available to communicate with residents, from presenting the project, timescales and project milestones, to gathering resident information required for access and possibly those needing our assistance.

The Resident Liaison Officer will also work closely with our project Senior Site Manager and the site operatives, ensuring continual, open communication channels exist between residents, our site teams and project stakeholders.

Our approach through our Resident Liaison Officers helps meet project KPIs and gives the building owners fewer challenges and complaints to manage. Also, our Resident Liaison Officer integrates into the building's community, becoming an approachable and supportive presence during the work. Additionally, it often means we can respond to residents without needing owner involvement, alleviating any questions and concerns they may have.





CONSIDERATE CONSTRUCTORS SCHEME

Recently Starfish Construction achieved outstanding scores on a project driven by the Resident Liaison Officer and their commitment to setting a benchmark for accommodation façade replacement projects. The Scheme looks at respect for the community, care for the environment and how we value our workforce.

Communication and interaction are key to creating a good relationship between site teams and residents. Our Resident Liaison Officer will organise Q&A sessions, keep residents updated, and become an integral cog among everyone. In the past, we've arranged meet-and-greet BBQs and organised community events throughout the project.

Integrating our company and project teams with communities lets us get to know them and their needs.

CASE STUDY: BOURNEMOUTH UNIVERSITY

The subject building accommodates international students studying at Bournemouth University International College. Due to the position of the building located on one of the main arterial routes through Bournemouth, surrounded by other student accommodation blocks, offices, and shops, ensuring the safety of occupants and the nearby public was paramount.

The previous planning permissions meant the new façade system had to match the design and colour exactly, using BS 8414 fire-tested material. This requirement led us to work with specialist manufacturers and use a bespoke painted finish.

Area: 6000 m² DURATION: 18 months



CASE STUDY: SHERBURN COURT

Starfish Construction upgraded Sherburn Court, a 14-story social housing block, replacing combustible facade elements with a non-combustible, energy-efficient exterior. The project included installing new windows, a flat roofing system, and improving building insulation, all while residents remained in place. The renovation prioritised resident safety and comfort, utilising flexible scheduling and on-site support.

The project achieved EWS1 compliance and received recognition for best practices in community engagement. It has improved living conditions, energy efficiency, and created a modern, more sustainable environment for elderly residents.

AREA: 4,000 m²

DURATION: 40 Weeks





CASE STUDY: ST GEORGE'S ISLAND

Starfish Construction is transforming Manchester's St. George's Island, focusing on facade safety and drainage solutions. The project aims to replace with non-combustible cladding and improve aesthetics across five apartment blocks while ensuring safety and community well-being. A dedicated Resident Liaison Officer and Residents Hub provides project progress updates. Local labour is heavily utilised, with 85 locally sourced employees. The project emphasises sustainability by repurposing materials, like timber, whenever possible, and has garnered recognition from Homes England for its approach and management.

The St. George's Island project is a testament to Starfish Construction's unwavering dedication to excellence, safety, and community collaboration. As we continue to reshape the UK's residential spaces towards a safer and more sustainable future.

AREA: 1,700 m² **DURATION:** 20 weeks



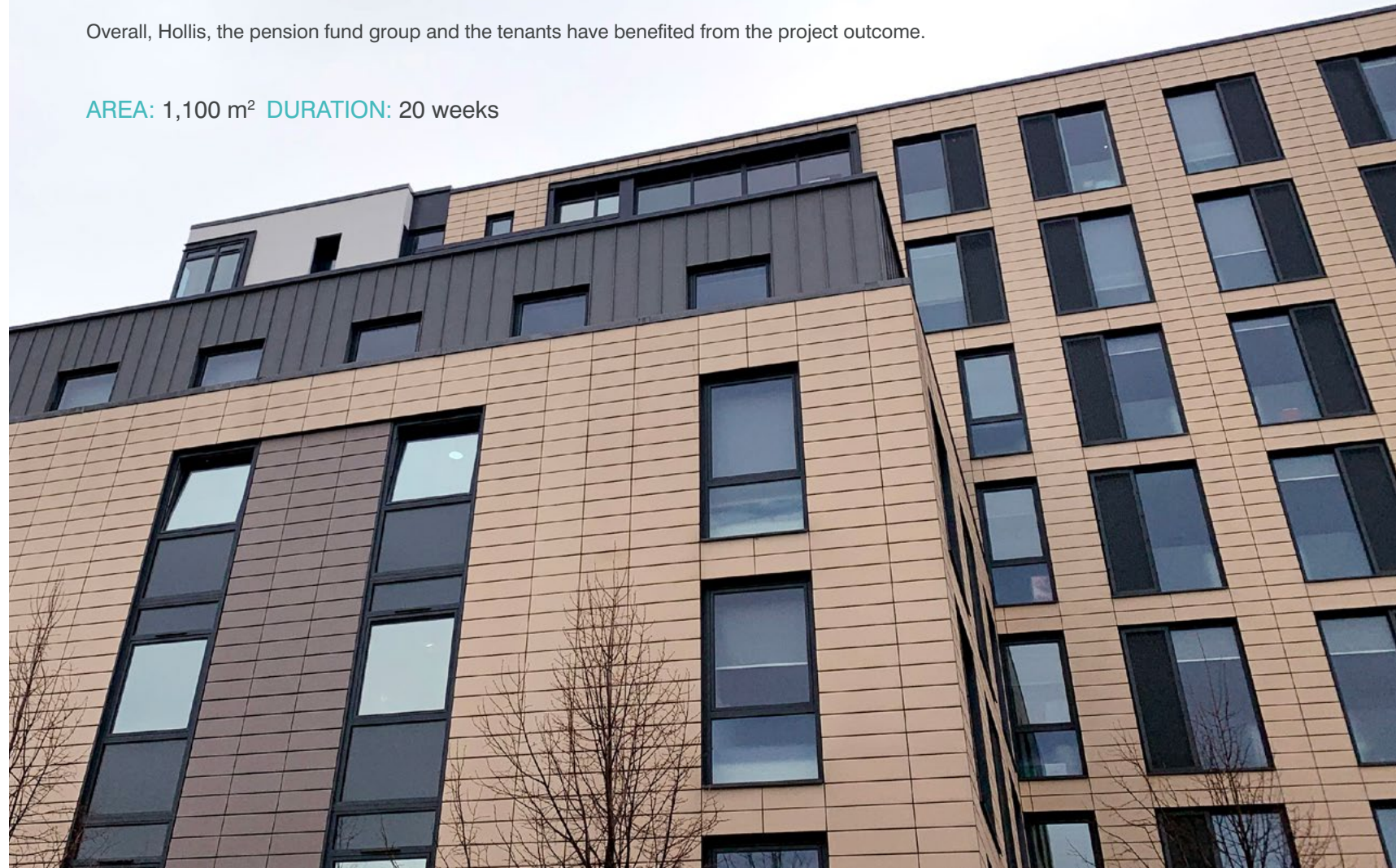
CASE STUDY: THE GLASSYARD


Glassyard is a seven-storey accommodation building housing students from the University of the Arts London, with the ground floor used as offices and art studios. Hollis Global approached Starfish Construction on behalf of their client, a pension fund acquiring the property as part of a commercial property portfolio transaction. In the wake of the building regulation changes, an initial survey reported that the materials in the build-up of the façade were no longer compliant.

The project required all building envelope components to be removed and replaced; Zinc, EWI render, ceramic tiles and PPC flashings. We removed and replaced it with a new fire-rated system. We also managed additional project aspects, including 180 m of security fencing, 11 new glazed shop fronts, 11 new insulated roller shutter doors and new double-glazed windows throughout, including offices. The refurbishment added further value by removing asbestos across 23 bathrooms.

Overall, Hollis, the pension fund group and the tenants have benefited from the project outcome.

AREA: 1,100 m² **DURATION:** 20 weeks





Building safety has undergone a wholesale review of the processes and procedures around façade design and fire safety. Dame Judith Hackitt's report, outlined the need for **“clear accountabilities and responsibility”**. As an organisation, our commitment to safety has never been in question and we wholeheartedly welcome changes to help protect people in their homes.

Tommy Cadden, Starfish Construction Director of Health, Safety, Quality and Environment (HSQE)

STARFISH CONSTRUCTION - **YOUR PROPERTY IN SAFE HANDS**

OUR BUSINESS PILLARS ARE COST-EFFECTIVENESS, SAFETY, SUSTAINABILITY AND LEGISLATION.

We Diagnose, Design and Deliver, using best-in-class products to enhance how a building looks and performs. All our divisions provide stand-alone solutions and add further value by working seamlessly. Our accreditations include BS EN ISO 9001, 14001, and 45001.

Starfish Construction carries £10 million worth of Professional Indemnity Insurance (PII) covering both the design and installation of our core services:

- Building envelope and façade work
- Rainscreen cladding
- All types of trades work
- Internal fit-out solutions
- Asbestos management and legislative removal

Our approach and expertise, combined with PII cover - protecting us as a business and protecting you, your property investment and reputation - means clients are confident with our overall project quality, budget management and safety. Insight, legislative knowledge, and our customer relationship focus on delivering results, delivers the confidence for our customers.



CLADDING LEGISLATION AND SAFETY

Cladding legislation and safety have been in the spotlight recently following several high-profile fires in buildings with combustible cladding. The Government has introduced measures to improve cladding safety, including the Building Safety Act 2022.

The Building Safety Act introduces new requirements for building owners and managers, including establishing a 'golden thread' of information about their buildings. This information should be kept up-to-date and accessible to those who need it, such as the fire service and residents.

The golden thread of information should include:

- [The building's design and construction history](#)
- [Any changes that have been made to the building](#)
- [The materials used in the building](#)
- [Any fire safety measures that have been installed](#)

The golden thread of information will help to ensure that buildings are safe and that residents can be confident that they are in a safe place to live.

The Building Safety Act also introduces a new regulator, the Building Safety Regulator, which will oversee the safety of buildings. The regulator will have the power to investigate buildings, issue enforcement notices, and prosecute those failing to comply with the law.

The Government has also set up a new cladding remediation fund to help building owners pay for removing and replacing the unsafe cladding. The fund is worth £5.1 billion and is open to all residential buildings over 18 metres tall.

Scottish Government Ministers have laid legislation in Holyrood which will ban combustible materials on buildings with a floor 11 metres (36 ft) or more above the ground.

The Government's measures to improve cladding safety are a welcome step in the right direction. However, more still needs to be done to ensure all buildings are safe. The Government should continue to work with building owners and managers to ensure that the golden thread of information is in place and that buildings are properly maintained.



GOVERNMENT LEGISLATION, INCENTIVES, AND FUNDS

Building Safety Act 2023: The Act has seen significant updates, notably with the introduction of the Leasehold and Freehold Reform Act 2024 (LAFRA). This legislation enhances protections for leaseholders by making developers, contractors, and manufacturers primarily responsible for addressing unsafe cladding and fire hazards. Leaseholders in buildings over 11 metres or five storeys are exempt from paying for remediation, with costs distributed among those responsible for safety defects.

Incentives and Funds: The government continues to support facade remediation through a £6 billion reserve fund, though demand surpasses this amount. Developers who agree to remediation contracts must cover necessary repairs, but doubts remain about the adequacy of available funding. Legal action has targeted developers and manufacturers that supplied faulty materials.

Responsibility and Industry Involvement: The government insists that developers and manufacturers share in remediation efforts, employing legal tools like remediation contribution orders to enforce accountability. Despite this, concerns linger over interim safety costs, such as waking watches, which heavily impact leaseholders. Efforts to involve material manufacturers are ongoing, with the government exploring all options to ensure contributions to repair costs.



APPOINTING A PROVEN, TRUSTED PARTNER FOR YOUR FAÇADE PROJECT



Successful new building façade development and replacement projects require a combination of many factors. It can be a complex area of the property sector, though it also is a solution which can add great value to property assets and portfolios.

Safety is an essential factor, and with new laws and legislation, property owners and stakeholders must appoint a façade management partner with a proven and trusted track record.

End-to-end, Starfish Construction's multidisciplinary approach to the strategy, management and reporting of projects have built our reputation as one of the leading façade management companies in the UK.

With our in-house, collective knowledge and service solutions, we are building relationships which our customers and their customers value.

The source of our success is our people, knowledgeable and dedicated people, working together, and driven by a shared purpose to improve how people experience places and spaces and ensure their safety.

Our customers rely on our industry-leading guidance, and by partnering with our clients, we're empowering our people and working seamlessly as an interconnected firm, allowing them to make informed decisions for their property assets and communities.

We start as a trusted adviser to clients and become an integral partner for their façade property management.

Contact our team, who will be able to ensure the next decisions you make for your property façade, are successful.



Operational Hubs

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Head Office

Manchester

Northern England Hub

London

London and South Hub

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