



Statement from Courtney Greatorex – Resident Liaison Officer at CPM, York place, Leeds LS1 2EX

We are pleased to inform you that **Starfish Construction** has been appointed by **CPM**, to carry out the works at **22 York Place, Leeds LS1 2EX**, Please find below the latest updates regarding the Cladding Remediation works and onsite activities scheduled for the week Commencing **Monday 18th May 2026**

Scope of Works

The remediation works will involve the following across rear elevation back York place and the lift shaft to the courtyard.

- Removal and safe disposal of the existing, sub-structure to **lift shaft** panels
- Installation of compliant, non-combustible cladding panels to the courtyard **lift shaft**, in accordance with current fire safety regulations.
- Removing combustible timber cladding and sub-structure to the **Rear Elevation, back of York place**.
Installation of compliant, new non-combustible cladding panels at the Buildings **Rear Elevation back of York place**
- Replacement and upgrading of fire barriers where required, following inspection.
- Careful removal and reinstatement of CCTV cameras, control panels, and related equipment during the works.
- 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.

Expected Disruptions

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

- **Increased noise** from machinery, drilling, and the removal of external façade materials.
- **Temporary road or footpath closures** around Back York Place or in close proximity to the buildings.
- **Delivery vehicles** entering and exiting the site during working hours.
- **Dust and debris control measures** are in place, although minor air disturbances may still occur occasionally.

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

Rear Elevation A - Planned Works:

- Following scaffold completion, the team will begin the **replacement of the spandrel panels**
- All works to this elevation are expected to take **approximately 4 weeks**

Safe access routes will be maintained throughout, and the team will work carefully to minimise disruption wherever possible.

Courtyard Area – Works Recommencing

Activity within the courtyard will also be restarting shortly as part of the ongoing remediation programme.

Planned Works:

- Works will **recommence week commencing 18/05/2026**
- All courtyard works are expected to take **around 3 weeks**

The team will continue to manage the area safely, ensuring residents retain access through designated routes at all times.

Manchester Regional Hub

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Dear Residents and Leaseholders,

We hope you are keeping well. As the cladding remediation programme at 22 York Place continues to progress, we would like to share the latest updates on the next phases of work. Thank you for your continued patience and cooperation — your support plays a vital role in helping us maintain a safe, well-coordinated site.

Progress Update – Elevation B

- All timber cladding has now been removed from **Elevation B**.
- Three bays have been fully completed, and the team has temporarily stepped off this elevation while a final solution is agreed for the upcoming **blockwork** installation.
- Blockwork has now been instructed, and we anticipate commencing these works from **26/05/2026**, subject to final confirmation.

Spandrel Panel Replacement – Rear Elevation

- Scaffold installation to the rear elevation is now complete.
- Seven spandrel panels have already been successfully replaced as part of the ongoing programme.

Planned Works Update

- **Continued** spandrel panel replacement works throughout the coming period
- **Ongoing coordination with the design and blockwork teams to finalise the next phase**
- Safe and efficient progression of works with minimal disruption to residents
- Works are expected to run **until late May / early June**
- Safe access routes will be maintained throughout, and the team will work carefully to minimise disruption wherever possible.

A Message From The Starfish Team

We would like to extend our sincere thanks for your continued cooperation and understanding as the project progresses. Your support plays a vital role in maintaining a safe working environment and allows the team to move efficiently through each stage of the programme.

Further updates will continue to be shared as works advance. If you have any questions or require clarification on any aspect of the project, please feel free to contact at CGreatorex@starfishltd.com or by telephone on **07939 894015**, providing the following information:

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



News & Updates

The above information outlines the initial stages of the remediation works to 22 York Place. For more detailed information on the project as a whole — 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:

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

Contact information



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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/york-place-hub>

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

