



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

### York Place

Dear Resident,

#### **RE: Cladding Remediation Works – CPM, York Place, Leeds LS1 2EX**

We are writing to provide you with an update on the ongoing cladding remediation works taking place in the **Courtyard at York Place, Leeds LS1 2EX**. These works form part of the wider safety improvement programme across the development.

**We will continue to keep you informed as the project progresses, including updates on the scope of works, timelines, and key activities on site.**

#### Project Timeline and Location

**Start Date:** 16.03.2026

**Duration:** 3 weeks Courtyard

**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:** Court Yard 22 York Place, York Street, Leeds, LS1 2EX.

#### Scope of Works – Courtyard

**The upcoming works will involve the following activities across the courtyard and rear elevation of the building:**

- Removal of the existing timber cladding in the courtyard and installation of new non-combustible materials, in accordance with current fire safety regulations.
- Access for the construction team will be provided via scaffold towers, which will be taken down at the end of each working day to maintain safe access for residents.
- The working area within the courtyard will be securely barriered off throughout the duration of the works.
- Removal and safe disposal of the existing sub-structure to the timber clad areas on the top floor.
- Installation of compliant, non-combustible cladding panels to the courtyard timber clad areas on the top floor.
- Replacement and upgrading of fire barriers where required, following inspection.
- 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.
- Temporary welfare facilities and safe storage areas for materials will be set up by the contractor.

#### Manchester Regional Hub

3 Missouri Avenue  
Salford  
Greater Manchester  
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



## York Place

### Progress Overview

**Elevation B – Timber Removal** - All timber cladding to Elevation B has now been fully removed. This has allowed the team to fully expose the underlying blockwork structure for inspection.

### Blockwork Condition & Design Review

- During these inspections, it was identified that the existing blockwork structure on four bays is not fit for purpose. Our structural engineer has been instructed to develop a suitable design solution to address this. This process is now underway.
- As a result, the programme will experience a delay while the design is completed, reviewed, and approved. Depending on the complexity of the solution, this may take approximately 2–3 weeks.

### Completion of Accessible Bays

- Three bays on Elevation B have now been fully completed. With these works finished, and pending the structural design solution for the remaining bays, the team has now stepped away from site.

### Spandrel Panels

- Measurements for the new spandrel panels have been completed, and fabrication drawings are currently being produced in preparation for installation once works resume.

### Temporary Site Clearance & Next Steps

- We have now cleared the site while the structural engineer finalises the required design solution. We expect to receive this proposal next week. Once received, it will be costed, reviewed, and agreed so that we can return to site as soon as possible.

**We will continue to keep all residents updated as soon as further information becomes available.**

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### Thank You

We would like to sincerely thank all residents for their patience, understanding, and cooperation throughout this process. Your support is greatly appreciated as we work to deliver these important safety improvements.



## 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:

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

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## Contact information



### Resident Liaison Officer

Name: Courtney Greatorex

Telephone: 07939 894015

Email: [CGreatorex@starfishltd.com](mailto:CGreatorex@starfishltd.com)

Working hours: 8am-5:00pm



### Site Manager

Name: Daniel Wood

Telephone: 07506 798476

Email: [dwood@starfishltd.com](mailto:dwood@starfishltd.com)

Working hours: 8am-5:00pm

## 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.

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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

