



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

Dear Residents and Leaseholders,

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 2nd March 2026**.

Project Timeline and Location

- **Start Date:** Wednesday 19th November 2025
- **Duration:** 12 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:** 22 York Place, York Street, Leeds, LS1 2EX.

Scope of Works

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

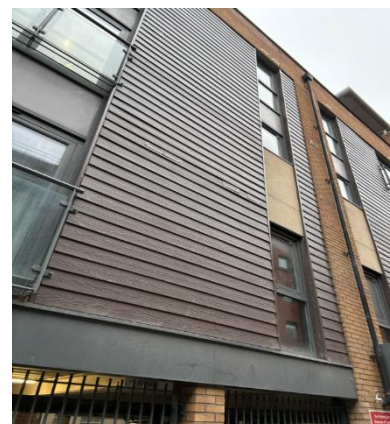
- Removal and safe disposal of the existing, sub-structure to **lift shaft** panels
- Installation of compliant, non-combustible cladding panels to the courtyard **lift shaft**, in accordance with current fire safety regulations.
- Removing combustible timber cladding and sub-structure to the **Rear 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 façades 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.

Manchester Regional Hub

3 Missouri Avenue
Salford
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UK Wide Enquiries: 0333 016 5399



York Place

News & Updates

Weekly Site Progress Update

As we move into the next week of the programme, we're pleased to share an overview of the works taking place on site. With several major milestones now completed, the team is continuing to focus on the final stages of the façade and lift-shaft works, keeping progress steady and well-coordinated across all areas.

Upcoming Works – Week Commencing 02.03.2026

Siderise Inspections are being completed through the digital inspection app, ensuring all fire-stopping elements are fully recorded, compliant, and ready for final sign-off.

Lift Shaft Works – Brackets & Rails Fully Complete All brackets and rails within the lift shaft have now reached 100% completion. This marks a significant milestone, with the area now prepared for the next sequence of finishing works.

Top Hats Installation – Fully Complete Top hat installation across the elevation is now fully complete. The team has carried out final checks and tidy-up works to close out this phase.

Panel Installation – Fully Complete Panel installation has now reached 100% completion, with only minor snagging items remaining. These will be addressed promptly to ensure the elevation is fully ready for inspection and handover.

Scaffold Removal – 26.02.2026 The scaffold was successfully struck on 26 February, opening up the completed elevation and marking another major step forward in the facade programme.

Welfare Unit Removal The welfare unit will be collected on Monday. You may notice some short-term activity around this area while the team prepares it for removal.

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A Message from the Starfish Team

To all residents and leaseholders of York Place,

We would like to extend our deepest thanks for your patience, cooperation, and understanding throughout this phase of the works.

The last few weeks have been particularly challenging, with increased activity, changing access arrangements, and unavoidable disruption.

Your willingness to work with us has made an enormous difference.

Because of your support, we were able to carry out our tasks safely, efficiently, and to a high standard.

Together, we have achieved some truly significant milestones.

We are incredibly grateful for the respect and kindness you have shown our team, and we remain committed to completing the remaining works with the same care and professionalism.

Thank you once again for your continued cooperation.

The Starfish Team



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)

Contact information



Resident Liaison Officer

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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.

