



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 12th December 2025**.

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.

PLEASE NOTE: We will need access to some balconies on the rear elevation to complete the works but will be in touch closer to the time.

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



22 York Place

Dear Residents and Leaseholders,

Happy New Year from everyone at Starfish Construction. We hope you all enjoyed a restful and enjoyable festive break with your families and loved ones.

As we return to site following the Christmas shutdown, our team is now back on-site and ready to continue progressing the Facade Remediation Project at Leicester Court.

We appreciate your continued patience and cooperation as we move into the next phase of works. Your support throughout the project has made a meaningful difference, and we remain committed to maintaining clear communication and ensuring the site operates safely and efficiently.

Over the coming weeks, we will provide further updates on upcoming activities, access requirements, and any temporary changes that may affect residents. As always, our priority is to carry out the works with minimal disruption while upholding the highest standards of safety and quality.

We look forward to continuing our work with you throughout 2026 and thank you once again for your ongoing understanding and support.

With best wishes, The Starfish Construction Team

News & Updates

Our team returned to site on Monday 5th January, and work has resumed smoothly as we continue progressing through the Facade Remediation Project at Leicester Court. We would like to share the latest updates on both completed works and upcoming activities.

Completed Works – Week Commenced 05.01.2026

- As we move into the week, the team will continue with the installation of the Cedral cladding.

Everyone is now fully back into their routine after the Christmas break and working hard to maintain progress on site.

Upcoming works – week commence 12.01.2026

Works will continue with the installation of the Cedral cladding, alongside the ongoing installation of the fire barriers.

The team remains focused and committed to keeping the project on schedule.

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

UK Wide Enquiries: 0333 016 5399



The team has been working extremely hard, remains fully on schedule, and continues to meet each project milestone as planned.

News & Updates – Planned start works 08.12.2025 – York place

- Installation of the Cedral panels to bays 5 and 6 at the top level is progressing well and is expected to be completed ahead of schedule.

This will allow the scaffold strike to take place before the site closes for the Christmas break. The team has been working extremely hard, despite the challenging winter weather, to make sure this milestone is achieved on time.

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

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

Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

[UK Wide Enquiries: 0333 016 5399](#)



Resident Liaison Officer

Name: Courtney Greatorex

Telephone: 07939 894015

Email: CGreatorex@starfishltd.com

Working hours: 8am-5:00pm



Site Manager

Name: Daniel Wood

Telephone: 07506 798476

Email: 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.

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



Manchester Regional Hub

3 Missouri Avenue
Salford
Greater Manchester
M50 2NP

T 0333 016 5399

[UK Wide Enquiries: 0333 016 5399](#)