



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.

This week, on **Tuesday 10th March**, our Resident Liaison Officer, **Courtney Greatorex**, was onsite hand-delivering letters to residents regarding the upcoming works.

Please see below for a copy of the letter that was distributed.

York Place

Dear Resident,

RE: Cladding Remediation Works - CPM, York Place, Leeds LS1 2EX

We are writing to inform you about the next phase of cladding remediation works due to commence shortly, Located in the **Courtyard at York Place, Leeds LS1 2EX**. These works form part of the ongoing programme of essential safety upgrades being delivered across the development.

Our goal is to deliver a safer, more sustainable, and improved building. Throughout this process, we will provide you with regular updates on the project scope, schedule, and project team, while prioritising your safety and minimising disruption during the works.

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)*

Manchester Regional Hub

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- **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.

Project Timeline and Location

- **Start Date:** Works to Start End of April 2026
- **Duration:** 4 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:** Rear Elevation, 22 York Place, York Street, Leeds, LS1 2EX.

Scope of Works – Rear Elevation

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

- Removal of the existing spandrel panels to the curtain walling on the rear elevation and installation of new **non-combustible materials**, in accordance with current fire safety regulations.
- Access for the construction team will be provided via **scaffold**.
- The working area along the rear elevation will be **securely barriered off** throughout the duration of the works.

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- Removal and safe disposal of the existing spandrel panels
- Installation of compliant, non-combustible spandrel panels.
- Replacement and upgrading of fire barriers where required, following inspection.
- 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.

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.

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

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Resident Liaison Officer

Name: Courtney Greatorex

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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

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Courtney Greatorex
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