



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

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York Place

Resident Works Update – York Place, Leeds LS1 2EX

The team has continued to make steady progress on the cladding remediation works within the courtyard at York Place. Thank you to all residents for your cooperation as we work to deliver these essential safety improvements.

Progress Overview

Ongoing Works Three bays on Elevation B remain suitable for progression and are currently being worked on. These are expected to be completed by the middle of next week.

Elevation B – Timber Removal All timber cladding to Elevation B has now been fully removed, allowing the team to begin assessing and preparing the underlying structure for the next stages of the programme.

Spandrel Panels Measurements for the new spandrel panels will be carried out next week as part of the preparation for upcoming installation works.

Access Requirement To complete the spandrel panel inspection process, access to one apartment is required. The client has requested this through the management company, and we will proceed once access is confirmed.



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.
- 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.

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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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Site Manager

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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

