



## 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 24th November 2025**.

### Project Timeline and Location

- **Start Date:** Wednesday 19<sup>th</sup> 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  
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## News & Updates – Completed Works – York place

- Scaffolding to the rear elevation has now been fully completed. Our team has been working hard and remains on schedule, ensuring

## News & Updates – Planned start works 24.11.2025 – York place

- Cladding removal to begin on Monday 24.11.2025.
- breather membrane, top hats and fire barriers to be installed

## Expected Disruptions

As a resident, you may notice the following during 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](mailto:CGreatorex@starfishltd.com) or by telephone on **07939 894015**, providing the following information:

- Name
- Email address
- Telephone number

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UK Wide Enquiries: 0333 016 5399



- 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.

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>

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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

