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Further to our previous letter dated 1st July 2021; I understand you have been in discussion with our Client's Planning Consultant – Savills regarding the existing Non Material Amendment and Planning & Listed Building Consent for works to 58-66 King Street, Manchester M2 4LY.

While the design team continue to develop proposals for the conversion of the vacant former office buildings for use as 24 residential apartments we have encountered and anticipate further delays owing to the ongoing coronavirus situation and through consultation with Manchester City Council. In addition we are required to publicise the works on the Public Contracts Scotland Portal which has extended the tender period and impacted on the programme.

In summary the main delays are primarily due to the following:

- An extended third national lockdown following our previous letter.
- Liaison regarding the environmental conditions, particularly in terms of acoustic requirements.
- Ongoing discussions between the council's heritage team and our heritage consultant impacting on the current design.
- Delays in gaining access to the retail parts of the property to enable surveys and inspections to be completed.
- The Council's inability to attend site to undertake visual inspections.
- A lack of 'face to face' meetings and or design workshops.
- Delays to the sourcing of materials, equipment and labour impacting the construction programme.

We are pleased to report the design is now close to being finalised, ready for issue to Tender. We are working to commence works as soon as practically possible in order to complete the development as close to October 2022 as possible, however flexibility is sought due to the significant and increasing challenges the construction industry faces in the next period.

We trust this provides you with the information required but please let us know if you would like any further analysis or breakdown.

Regards.

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A list of the names of the members and their professional qualifications is available for inspection at the above office