

CASTLEGATE FAÇADE UPDATE

Pre-Tender Support

As part of the application to both the ACM Private Sector Cladding Fund and the Building Safety Fund, a pre-tender support application of c£146k was made to MHCLG via the Homes England portal. This was approved in full and received by Rendall and Rittner on 26th May. The amount requested was based on a pre-contract proposal from Warden Construction and includes fees for the architects, structural engineers, fire engineers, approved inspectors for building control, further investigations onsite and fees for the principal designer. The cost plan also included a provision for a tenant liaison officer from Warden who will be appointed at the appropriate time to assist with communications between the contractor and residents onsite.

On the basis of the fund approval, a letter of intent has been issued to Warden to cover their costs up to a maximum of the total sum declared in their pre-construction proposal. The letter of intent is a formal instruction, with the intention of subsequently entering into a formal Pre-Construction Services Agreement. This agreement will encompass a more in depth scope and will include some of the initial cladding removal to ensure we are progressing as swiftly as possible, particularly with the highest priority works.

Investigation Works Onsite

In order to finalise the design and determine the scope of works that Warden will undertake, they will need to attend site for a period of 2 weeks to conduct some further investigations.

Warden will be onsite from **Monday 14th June** for a period of 2 weeks.

Whilst scaffolding will not be permanently erected during this time, scaffold towers or access equipment will likely be used. Any towers would be erected in the morning and taken down before the end of the day; in some circumstances it may be that Warden need to leave this up overnight, but this is unlikely and will be advised in advance to ensure there is adequate notice to tenants.

As part of the investigation works, we have previously advised that Warden may need access to an apartment in order to remove a wall and conduct investigations from inside. We had a number of people contact us about this and we appreciate the co-operation. The original dates were delayed slightly as Warden could not proceed until the letter of intent and funds were in place. Additionally, a number of the apartments that contacted us were either inhabited, or were not ideal for the investigations Warden wish to conduct.

Warden ideally are looking to use an empty apartment to avoid disruption to tenants and will make good any works that are done. If we are only able to access an inhabited apartment, it may be that they are able to change the way they conduct the investigation to make it less invasive.

Additionally, Warden are hoping to use an apartment that has multiple different wall types on the exterior to ensure their investigation is as informative as possible.

Over the next week they will be using the drawings from the recent drone survey, compared with floor plans, to try and identify a number of possible and helpful apartments so that we can contact each one directly.

These further investigations will allow Warden to design a solution that is not only compliant, but also is as cost effective as possible, with the possibility of some works being done internally, instead of from the external façade. Warden have been instructed to ensure that a B1 rating on an EWS1 form is achieved after these works, and their fire engineers will be signing this form after completion.

Once the design solution is finalised, Warden will be able to put together a cost plan to provide us with an estimated overall budget cost. At this point, we will have an indication of the funded costs and the unfunded costs and a further call with residents and the contractor/Thomasons can be set up as has been requested.

Funding Progress

Weekly calls with Homes England, Faithful and Gould, Thomasons and Warden continue and the feedback from the government has been positive on the progress and the work from R&R to date.

Rendall and Rittner Limited
For and on behalf of The Manchester Ground Rent Company