

CASTLEGATE FAÇADE UPDATE

Investigation Works

As previously advised, Warden Construction are attending site from 14th June 2021 for around 2 weeks in order to undertake some further investigation works to assist their design phase of the remediation programme.

They have shared a picture that gives a very brief overview of the areas they wish to access and we have attached this to the update for your reference. Please note, this is only indicative and is subject to change. You will also note from the picture that the areas they need to access on the Chester Road side of the block will require the use of access equipment in the car park. This was only shared with us yesterday (10th June) when Warden were able to finalise their plans. We will be onsite from 8am with Warden on Monday 14th June 2021 to discuss further when access to these areas may be required, and for how long. At that point, we will communicate directly with any leaseholder whose parking space is affected to agree the approach for granting access and minimising inconvenience. Access to spaces will not be required on Monday and we will ensure adequate notice is given and will be working collaboratively with any affected resident.

There will be some disruption for around 2 weeks, and we appreciate lots of people may still be working from home. Warden will be onsite from 8am each day and will not be able to work past 6pm, although it is likely they will be offsite earlier than this. As scaffold towers will be erected, we would just remind residents of this as we know this can impact your levels of privacy at home. If you let your apartment out, please do ensure this is all shared with your tenants.

Indicative Costs and Timelines

Please see below some of the next key targets for various works and bits of information to be supplied.

- 14th June
 - o Initial 2-week investigation and design work starts
- 18th June
 - o We hope to have received a broad programme from Warden including potential start onsite dates, completion of cladding removal, and full completion dates. This will be provisional and subject to change but MHCLG are keen to see these dates in estimate form at the least
- 12th July
 - o By this date Warden are hoping to have a rough estimate of the full project cost. Following this, they hope to have the full and final contract sum provided around 4 weeks later.

There will likely be various other updates between all of the above dates, including entering into a Pre-Construction Services Agreement and beginning some of the initial cladding removal onsite to keep momentum and we will continue to advise of these provisional dates as they become agreed.

Planning Permission

Manchester City Council have confirmed that, due to the removal of timber on the building, the works will be subject to planning approval. Warden have also confirmed that there are two separate materials onsite that are no longer in production, and therefore they will likely be some changes to the overall appearance of the building **if** remediation is required on these elements. This will become clearer after the investigation period. Please note, any material changes to the aesthetic of the building will be discussed with residents and the freeholder. We will keep you updated on this.

Subsidy Control

Many of you may be aware that previously the funded cladding works required completion of a 'state aid' declaration to ensure that the government caps of funding received by any one individual was not exceeded. Since leaving the EU, the rules have changed and so too have the forms required. We have sent the new subsidy control forms out to you all this week along with the links to the government guidance and would encourage all leaseholders to whom the rules apply to complete this as soon as possible and return them to us.

Thomasons/Warden Meeting

We will arrange a residents/leaseholder call with both Thomasons and Warden once the rough budget cost is known. This will also mean that the design works will be much clearer and we can therefore have a really meaningful discussion and meeting around the remediation project.

Barratt Communications

The solicitors are yet to hear back from Barratt following their communication highlighting to them the issues found in the EWS survey. Your Landlord has asked the solicitors to continue to chase and pursue this and we will keep you updated on progress of this matter.

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