

CASTLEGATE FAÇADE UPDATE

Investigation Works

Warden have completed their investigation works and are finalising the design phase of the solution with their architects. They are currently working on possible materials to support the planning application and at this stage are hopeful that all materials can be replaced on a like-for-like basis. The only material that will not be replaced in this manner will be the timber. Once Warden have a clear idea from the planners as to possible options that would be agreeable, residents will be consulted.

Warden would like access to one apartment to investigate the structure around the windows and we are in the process of arranging this.

Indicative Costs and Timelines

Warden had previously indicated the 12th July as the date for a full, project cost estimate to be submitted. Due to members of their staff needing to self-isolate, this has been delayed by one or two days. They intend to have the final cost and rough plan to R&R by COB **Wednesday 13th July 2021** and we hope to share this with leaseholders as soon as this has been reviewed by the Landlord.

At this stage, we can itemise the eligible and ineligible works and try to ascertain the cost of remediation works that may need to be funded via the service charge.

Upon completion of the above works, Warden will also be able to finalise their Pre-Construction Services Agreement and we will work with Homes England to make a further application for government funding.

Resident Meeting

We have previously advised that a residents' meeting would be most beneficial upon receipt of the proposed remediation scheme of works and estimated costs. In light of the above timelines, we are currently scheduling a meeting for week commencing 2nd August.

This meeting will be attended by R&R, Thomasons, Warden Construction and Faithful & Gould. We will ask leaseholders and residents to submit questions beforehand, allowing us time to collate these and provide the necessary professionals with adequate time to formulate responses. Once the date for this meeting is confirmed, we will provide details and begin collating questions about the project.

Developer Communications

Both R&R and your Landlord continue to chase the solicitors for any updates or communication from the developer. Thus far we have received no further clarity as to their position but understand they are investigating matters.

Section 20 Dispensation

We have today sent correspondence to all leaseholders regarding the application to the First Tier Tribunal for dispensation of the Section 20 consultation requirements in respect of the fire alarm installation.

We have previously confirmed that the application was made, and then put on hold due to the announcement of the waking watch relief fund. In light of the government not accepting Castlegate's application, we have now been in contact with the FTT and are complying with the directions agreed upon by the Judge.

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