

CASTLEGATE FAÇADE UPDATE

Investigation Works

Warden have been onsite for a week now and have confirmed that their investigations are going well. The investigations will continue week commencing 21st June with a particular focus on the canal side of the property. We have attached the site pictures indicating the relevant areas for their inspections.

The architect has now been able to identify particular areas of interest where they may want to investigate further internally. We are waiting for them to share this with us so we can liaise directly with these leaseholders/residents.

Previously, Warden had advised that their internal investigations would be quite intrusive and we had therefore recommended that these works would be best for an uninhabited apartment. However, they have now confirmed that they should be able to do the works using endoscopes and small cameras and so the level of intrusion will be significantly reduced. We would reiterate that this investigation work encompasses the design works for the non-funded elements of the project as Warden seek to ensure that the whole project is undertaken in the most cost effective manner. We will be in contact over the next few days with various apartments that we may wish to access.

Warden have also now confirmed that their presence onsite will be extended for a further week, into week commencing 28th June. This is to allow adequate time for any making good works required following their investigation works. This may be in the form of temporary repairs given some of these areas will eventually be completely removed as part of the programme.

Indicative Costs and Timelines

Warden have now shared a broad level indicative programme. This includes early construction works to begin in the PCSA stage around the beginning of August 2021 and ends with works completing in May 2022.

Please note that this programme is a guideline at this stage and that there are still many factors that could impact the timelines indicated in this programme. Whilst various issues may arise that push the programme back, Warden are also doing everything they can to reduce the period of time onsite/ The programme will be amended and added to as the works and the funding application progress and we will share updated versions with you to ensure leaseholders are kept updated with progress and timelines.

We confirmed in the last update that Warden were working towards 12th July for an initial contract cost for the project and this remains the target. Once we have these

indications, we can make arrangements for a meeting including the contractor and Thomasons to discuss with leaseholders.

Subsidy Control

We have now received the first of the subsidy control forms that are being returned by leaseholders and thank those of you who have returned these. Please do ensure you familiarise yourselves with the guidance to determine if the subsidy control rules apply to you and, if so, please ensure these come back to us in a timely manner.

In the background, our façade team are working through the Homes England portal to ensure all information on 'economic actors' is uploaded as soon as possible.

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