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Dear Hardeep

FRASER HOUSE
36 CHARLOTTE STREET, MANCHESTER

Further to our ongoing discussions in respect of the above I am writing to update you with progress to date and to outline the next steps in order to assist your application for advertising consent.

Having secured Listed Building Consent for the internal soft strip out works on 6 April 2011 I am pleased to report that these works have now been completed and practical completion achieved.

Whilst these works were being carried out we moved on to the next stage of the strategy agreed with Manchester City Council, namely preparation of full tender information for the re-roofing works. This package is currently out to tender with a return date during w/c 13 February 2012 and an anticipated contract award during w/c 27 February 2012.

This information was also submitted to Manchester City Council on 19 September for them to confirm whether or not we require Listed Building Consent for these works. Our understanding is that, as like-for-like repairs, this consent is not required but we have yet to receive their final confirmation.

You will note from the programme provided that we anticipate a start on site for these works on 16 April 2012 with a contract period of 26 weeks. Obviously, in order to carry out the roofing works we will require full scaffolding to be in place and have identified a two week period leading up to our start on site for the scaffolding to be erected. Any delay in securing consent for the scaffold will impact on this date and will delay yet further these essential works, which we trust MCC will take into consideration when assessing your application.

Once the scaffold is in place we will then have safe access to carry out detailed inspections of the external brickwork, stonework and windows, which is essential for us to determine the exact scope of works to be included in our Listed Building Consent application for these elements.

Once we have identified the scope of works we will be able to advise further on a suitable contract period for the remainder of the envelope works.

The final stage of the refurbishment will then be the internal fit-out works for which we will begin preparation of detailed information following submission of the information relating to the external envelope.

It is worth reiterating that this phased strategy has been adopted in order to allow essential works to protect the historic fabric to be progressed in the shortest timescale possible and, again, we trust Manchester City Council will take this into consideration when reviewing your application.

We trust this gives you an up to date picture of progress to date and puts the whole building refurbishment into context but please do not hesitate to contact us should you require anything further.

Yours sincerely

Jonathan Davidson
For q2 architects