

The Council of the City of Manchester

PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

4 August 2025

**Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road Manchester M13 9TD
(LPA ref: 137399/FO/2023)**

Section 106 Agreements between the Council of the City of Manchester and McLaren Property (UBS 1) Limited and CBRE Loan Services Limited, dated 29th November 2024.

Schedule 3, "The Owners Covenants", Paragraph 2 of Section 106 Agreement

Notice of Works Contract for Sci-Tech Building

Dear the Sir/ Madam,

We write on behalf of McLaren Property (UBS 1) Limited to provide details of a Main Works Contract for the Sci-Tech Building being delivered by Kadans Science Partner 8 UK Limited.

Schedule 3, Paragraph 2 states that the Owner hereby covenants with the Council as follows:

- "2. *Not to allow first Occupation of the Student Accommodation Units until the earlier of*
- a the date on which both the development of the Sci-Tech Building has Commenced and a*
 Main Works Contract is in place (but the avoidance of doubt both do no need to occur
 simultaneously)."

Enclosed is a letter from Anchor LLP who represent Kadans Science Partner 8 UK Limited confirming that its client entered into an agreement with Morgan Sindall Construction & Infrastructure Ltd on 31 July 2025 to deliver the Sci-Tech Building as defined by the Section 106.

On that basis, we would be grateful if you could please confirm at your earliest convenience that the Council is satisfied that the restriction on occupation of the Student Accommodation Units in Schedule 3, Paragraph 2 (above) no longer applies.

