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26/03/25

Manchester City Council
Information, Delivery & Support Team
Planning
P O Box 532
Town Hall
Manchester
England
M60 2LA

Dear Julie Roscoe,

Subject: Contract Works at Royal Buildings, 2 Mosley Street, Manchester

We write to you in response to your letter dated 20 March 2025, in relation to Application number: 142395/AOH/2025, sub-point 1) *Please provide a contract of works to demonstrate that the planned works to implement the approved consent are going ahead*.

The works are currently planned and being procured in the following way:

- Scaffolding contractor (negotiations with preferred Contractor)
- Enabling Works Contract (negotiations with Contractors)
- Fitout and Remedials Contract (tender issue in May)

As you are probably aware, Royal Buildings requires substantial repairs and remediation works to bring it back into use and inline with the consented planning scheme. We are currently in RIBA Stage 4 for the hotel fitout but we have tendered the scaffolding package and an Enabling Works package to bring works forward and also carry out close quarters surveying works to the structure, façade and windows, for which we need the scaffolding in place.

The Enabling Contract includes:

- Re-roofing and roof repairs.
- Demolition and down takings.
- Construction of new lift cores.
- M&E Builder's works.
- Upgrade of Utilities.

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We have in hand tender returns and are in negotiations with a scaffolding contractor and the Enabling Works contractors. Commercial agreement is expected to be concluded in the next few week. Following commercial conclusion Contract signing/Letter of Intent will be within days and we will be able to issue the Contracts at that point. We would appreciate this being accepted as a statement of our timescales and intent to proceed at pace going forward.

Further we have submitted and MCC have discharged, the two pre-start planning conditions and we note this has been done so that we can have works on site at the earliest possible time.

Kindly confirm receipt of this. Should you wish to discuss this matter further, please do not hesitate to contact

Joe Kowalski
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07887869673
Senior Project Manager

Thank you for your cooperation.

Yours faithfully,

J. Kowalski
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For and on behalf of the Landlord