

**Date: 20 September 2024**

**Works to 77-79 Mosley Street Manchester**

**We have been asked to provide an update letter on the works to 77-79 Mosley Street:**

The roof works are well progressed. Works were delayed largely due to poor spring weather and have generally been slow going due to the amount of work needed to the valley and eaves guttering throughout the roof. These have now undergone repair to rotten and perished timber and are being re-leaded throughout. It is anticipated the roof works will be completed in late March, taking into account of shorter working days and more non-working days due to seasonal weather.

The window refurbishment project is also underway and is now under our remit as principle contractor though this works has been procured by the owners directly with Heritage Joinery Solutions Ltd. This windows works is expected to be completed in December this year although we have not yet received a time table for the external painting of the windows which we understand is necessary.

As requested, I can confirm that it is not possible to continue with either elements of these works if the current scaffold is not in place.

Kind regards

Ben Patmore

Date: 27 November 2023

**Agreement for works to roof at 77-79 Mosley Street Manchester**

This agreement is made between:

The owner: Biz Assets Ltd, company number 09870764 of registered office: 93 Lapwing Lane, Manchester, England, M20 6UR

And

The contractor: Benjamin Charles Property Management Limited, company number 08021896 of registered office: 2nd Floor Fairbank House, 27 Ashley Road, Altrincham, Cheshire, United Kingdom, WA14 2DP

**Description of works:**

BCPM to act in its role as Principle Contractor in the carrying out of re-roofing works as designed and specified by architects Atelier MB in the Roof Package Document in relation to the areas detailed on the below plan

Target Commencement date ..... 8th January 2024

Target completion date ..... 24<sup>th</sup> August 2024

Initial Contracted sum works only .....

**Limitations:**

- It is understood the historic nature of the building will require close oversight by Atelier MB in their role as architect and also with regards to Manchester City Council's conservation officer. This may lead to additional works as yet unforeseen.
- Assumptions have been made regarding the extent of damage to concealed timbers and valleys. This may lead to additional works as yet unforeseen.

Company Reg: 08021896

AD 2<sup>nd</sup> Floor Fairbank House, 27 Ashley Road, Altrincham WA14 2DP PH 0161 237 1660 WB [www.benjamin-charles.co.uk](http://www.benjamin-charles.co.uk)

- Refurbishment works to the windows is not within the scope of this contract and any additional contractors brought onto site will fall with BCPM responsibilities as Principle Contractor and will provide all necessary documentation in a timely manner prior to commencing works. All contractors will adhere to all site rules, including zones of work and hours of works. BCPM will not be responsible for any delays experienced by other contractors.

**Non specified costs**

- Materials, it is agreed that the extent of materials needed will become apparent as works get underway. Materials to be ordered and purchased by BCC and recharged to Biz Assets on a monthly basis with a 6% ordering premium. All material costs to be reported to Biz Assets in accordance with specific agreement.

The above terms are hereby agreed:

On behalf of Benjamin Charles Property Management Limited

Name ..... BEN PATMORE .....

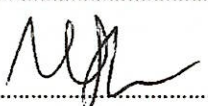
Position..... DIRECTOR .....

Signature.....  .....

On behalf of Biz Assets Ltd

Name ..... Matthew Sene .....

Position..... Director .....

Signature.....  .....

Company Reg: 08021896

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