

Date: 11 October 2024

Agreement for works to roof at 77-79 Mosley Street Manchester – Revision 2

This revised 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

Preparation and painting of external windows to floors 1, 2 and 3, to follow the window restoration work undertaken by Heritage Joinery .

Target Commencement date 8th January 2024

Target completion date 28th February 2025

Revised contracted sum £ 

Schedule of Works:

As per attached document

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 to extend of damage to concealed timbers and valleys. This may lead to additional works as yet unforeseen.
- Refurbishment works to the windows in 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 extend 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..... Ger Lohr

Company Reg: 08021896

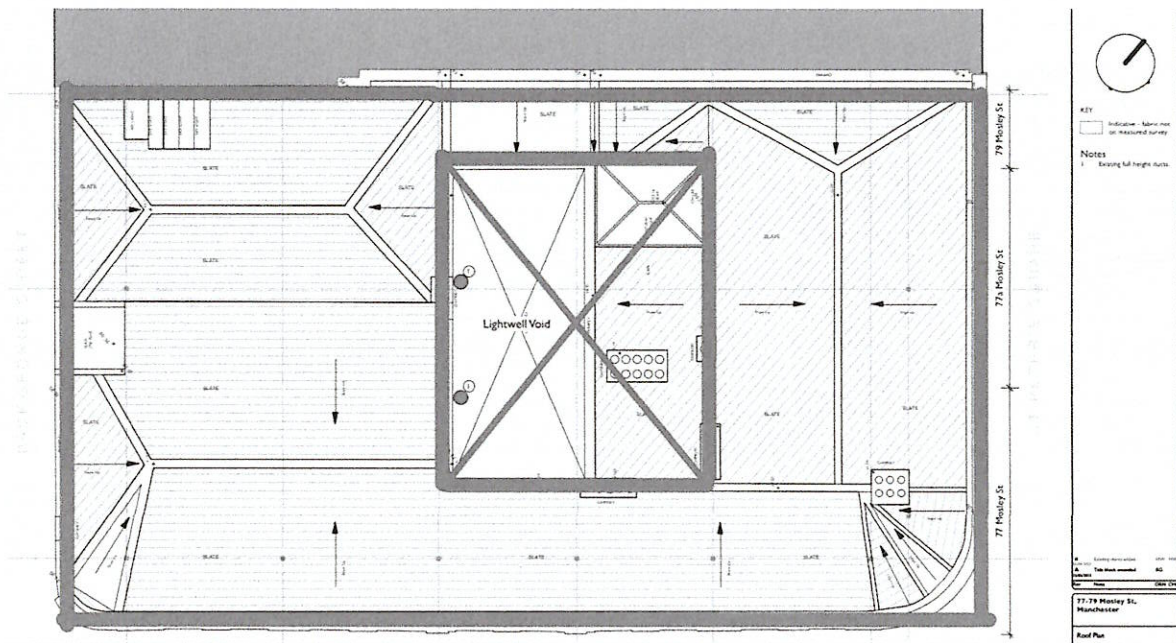
AD 2nd Floor Fairbank House, 27 Ashley Road, Altrincham WA14 2DP PH 0161 237 1660 WB www.benjamin-charles.co.uk

On behalf of Biz Assets Ltd

Name *Matthew Stone*

Position..... *Director*

Signature..... *MS*



Company Reg: 08021896

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