

Wates Property Services
Union St
Oldham, OL1 1TE

To whom it may concern

Dear Sirs

15-17 Piccadilly, Manchester, M1 1LT - Scaffold crash deck

We understand that your scaffold sub-contractor - under your instruction - has recently applied to the Local Authority for a scaffold permit in connection with the above work. You have informed us that the LA have requested justification for this work and therefore we briefly explain below.

We requested completion of the scaffold crash deck at the earliest opportunity, due to health & safety concerns of falling masonry.

Earlier this year we received several reports of falling masonry onto the public footpath and we therefore immediately commissioned a Condition Report of the external façade stonework, along with other building elements.

The Condition Report was undertaken jointly by a Manchester based architectural practice (Warburton Associates) and a firm of Consulting Engineers (Wilde Associates). The report highlighted numerous areas of spalled stonework, loose corbels and other associated defects.

Remedial works are planned to commence in April 2023 to rectify the highlighted defects, subject to necessary consents and approvals (the building is listed).

Our Executive Team has asked for temporary protection during the winter months to avoid any potential for harm caused by falling masonry. We have liaised with the building occupants regarding this work - both residential and commercial.

We are unable to send a full copy of the Condition Report because the full report contains 249 pages and cost information that is sensitive to the building's leaseholders. We have therefore attached a selection of pages which reference spalled stonework.

We trust the above is sufficient for the Local Authority's consent, however should we require any further justification we are happy for our legal advisors to liaise directly with the relevant authority.

Yours faithfully

K Lawton

Kevin Lawton BSc (Hons) MRICS
Senior Building Surveyor

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