

Dave Roscoe
Manchester City Council
Town Hall Extension
Town Hall Manchester
M60 2LA

Wednesday 01 September 2021

Delivered by hand and by email

Reference : 10257/NF/01

Dear Dave,

NOMA, 4 Angel Square. Techcrete Pre Cast Facade Panels
Planning Reference: 123437/FO/2019

Further to my email dated 01 September 2021, find enclosed Techcrete pre-cast façade panel samples as follows:

DRS1044P – Approved PPC façade sample as installed on the full-size façade mock-up on site at 4 Angel Square.

DRS1044P Alternative – Proposed alternative PCC façade sample

Also find enclosed a letter we received from Techcrete via B&K which outlines the issues Techcrete have with the aggregate material supply associated with the approved PCC. In summary, there is unexpectedly no more available supply of the aggregate used in the approved sample and as installed on the façade mock-up on site.

We have reviewed the proposed alternative and we are happy that the alternative looks good in comparison to the original approved sample in both wet and dry conditions.

Techcrete had already started production of the façade using the first issue of the original aggregate. These first units will now need to be replaced as the full aggregate order can no longer be completed.

To minimize further programme slippage associated with the delay to PCC façade production, MEPC and B&K are keen to get agreement from all parties to the proposed alternative as soon as possible. A larger 1m x 1m square sample of the proposed alternative is available on site for review against the façade mock-up. However, based on the discussion you had with Ian Simpson earlier today, I understand that you have no availability over the next week to review the larger sample on site.

Hopefully the enclosed hand sample is sufficient to provide reassurance that the alternative is of equal quality to the original approved sample. Your review and response in this regard at the earliest opportunity would be appreciated.

Continued:

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We trust the above and attached provides sufficient background regarding the reasons why this change is required but please don't hesitate to get in touch if there is anything further you want to discuss and please confirm whether your further review of the larger sample on site is required and if so your earliest availability to attend site.

Yours faithfully,

Nick Fleming
For SimpsonHaugh

End

:

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For the Attention of: Mr. Paul Neilson

By Email: p.neilson@bandk.co.uk

Our Ref: TUK/LET/NOMA/250821
Date: 25th August 2021

Dear Sirs,

RE: NOMA PLOT 4 – MATERIAL SUPPLY

Further to a telephone conversation with your Mark Taylor and our Archie Fotheringham (25/08/2021). We write to advise you Techrete (U.K.) Limited (Techrete) received advice from our aggregate supplier, Irwins Quality Aggregates Limited (Irwins Aggregates) on the 24th August 2021, notifying the chosen Neu Grun aggregate that forms part of the approved mix design for our project is no longer available to the market.

Background

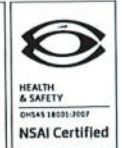
Techrete placed an order with Irwins Aggregates to source and supply the Neu Grun aggregate, 1,000 tons was required for the project. This material is sourced at a quarry in Bavaria, Germany. Earlier this year, we received 30 tons of the aggregate for the visual mock unit and other "U" shaped units required for the early visit. At that time, we were not advised of any supply issues. Our planned material delivery date for the balance of the project was to commence October 2021.

Communication

Irwins Aggregates advised the Neu Grun aggregate can no longer be sourced at the above quarry. As you can appreciate this came as a total shock to ourselves and our supplier. We immediately set about trying to understand the matter fully. A meeting was held Tuesday 24th August 2021 between Techrete, Irwins Aggregates and the quarry agents in Germany to get first-hand information on the matter and review what mitigation plans could be actioned.

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The quarry agents advised when quarrying for the Neu Grun aggregate, the quarry was not able to source the material – the seam was gone. During the extraction of the materials the quarry advised geological changes in the material have emerged. Further blasting was completed but unfortunately the required material was not found. We have enquired about existing stockpiles of the product and were advised the quantities are very small, therefore insufficient for our requirements.

We contacted our supply chain for aggregates and directed them to source a similar aggregate and quantity elsewhere. We have identified a quarry source in Wales, a small quantity will be delivered to our factory this Friday.

Proposal

As advised above, the chosen aggregate is not available in the market. As a result, Techrete are therefore unable to manufacture any further panels as per the approved mock-up. In our efforts to reduce any delay impact to the project, Techrete are making every effort to provide you, the Architect and Planner with an acceptable alternative A4 size sample. Our proposal is to provide this sample to you in Manchester by no later than Wednesday 01st September 2021. If the sample is acceptable, we will still be able to meet our manufacturing dates.

In addition, we are currently reviewing the possibility of installing the internal colonnade "U" columns after the steel erection above this will allow other trades to continue with their works. Be assured, we are taking this matter very seriously and taking all the necessary steps to bring about an amicable solution to the matter.

We are available to discuss this matter with you and / or other senior management in Bowmer & Kirkland Limited at a time that suits you.

Yours truly,
For TECHRETE (U.K.) LIMITED,



Michael Cuniffe
Head of Commercial & Purchasing

CC: Archie Fotheringham (TUK)