
From: Nick Mullins <nick@axis-re.co.uk>
Sent: Thursday, April 9, 2026 4:59:21 PM
To: Brendan Hearty <brendan.hearty@manchester.gov.uk>
Cc: Russ Worthington <russ@axis-re.co.uk>
Subject: The Joinery - Tariff Street & Port Street

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Hi Brendan

I hope all is well with you.

As per the terms of the S.106 Agreement for The Joinery (Land bounded by Tariff Street and Port Street), we believe we have reached the construction threshold requiring us to undertake and provide to the City Council the late-stage viability review.

It is not clear to me via the Agreement whether this email will suffice as formal notification but can you please advise accordingly.

Marco Living 2 Limited has instructed Roger Hannah to work on its behalf and can provide an updated viability appraisal/report, confirmation that the review is in relation to the whole of the property, the method of disposal and permitted profit level as per the agreement as required.

I look forward to hearing from you.

Regards

Nick

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