TFT

To

Manchester City Council Planning Department

From

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Date	Your reference	Our reference
19 August 2025	n/a	240897

Tuffin Ferraby Taylor (TFT) Ltd is a limited company registered in England and Wales

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Certified B Corporation

Dear Sirs

THE ASTLEY, 61 HOULDSWORTH STREET, MANCHESTER, M1 2FA – PLANNING APPLICATION

As part of the acquisition of the above property, we were appointed by the now landlord, Grainger Regeneration Limited, to undertake technical due diligence with the aid of a Mechanical & Electrical Consultant and a Fire Engineer. The property is a detached building, constructed in 2018, providing three commercial units at ground and mezzanine level, with 135 flats provided over first to thirteenth floor levels. The building is arranged with two towers, linked at ground floor. The west tower has eight storeys, and the east tower has 15 storeys. The property is therefore a High Risk Building (HRB).

As part of the due diligence, we identified a number of areas whereby the building did not comply with its fire strategy, that was prepared by Omega Fire, dated 12 July 2018. As part of the building is over 30m, the building is fitted with a sprinkler system in accordance with BS 9251. The fire strategy states that secondary power supplies must be provided to the Sprinkler Suppression System. Our due diligence confirmed that a secondary power supply has not been provided.

Our works propose to install a secondary power supply (generator) to make the building compliant for a key life safety system. The proposed location in the ground floor cycle store is the only available space that it can be installed. As these works are for the purpose of life safety, we believe they must be carried out.

Yours sincerely

