Nationwide Regeneration

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Thomas Watts
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56A Poland Street
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* Sent by Email *

27th August 2026

Dear Thomas,

RE: HOARDING, ASBESTOS REMOVAL, INTERNAL STRIP-OUT, SERVICES DISCONNECTIONS, WINDOW REMOVAL/WASTE REMOVAL AT FORMER BARCLAYS BANK BUILDING AT 137 OXFORD ROAD, MANCHESTER

Further to our recent communication I can now present the costs for the safe asbestos survey/removal, various other feasibility and structural surveys and progression of preparation of the building ready for conversion/extension. I understand that you are progressing the various documents/consultant's instructions to satisfy the pre-start conditions of the planning permission.

We have met with the Licensing Team from MCC to agree the hoarding line to provide a safe working environment. The following proposal is to cover the physical matters of building preparation which will take some time. I will be able to coordinate with structural engineers to be able to progress the design detail ready for building contracts.

The following will be involved:

- The hoarding license application form and fee
- The monthly hoarding charges payable to Manchester City Council (MCC) Highways
- The temporary footpath hoarding location
- Temporary footpath closures including application fees and weekly costs
- Temporary road closure application fee and charges payable to Manchester City Council
- Temporary traffic management and signage
- Relevant drawings and plans required

The location of the footpath and road closures have been marked on the street at various locations. Once the hoarding license is in place the hoarding can be erected on the footpath.

The Asbestos R&D survey can commence within a few days' notice prior to any other works taking place. The hoarding however, cannot be placed until the hoarding license is in place.

Nationwide will act as Principal Contractor for the 30-week period.

There are many live services to the various buildings on all four streets surrounding the property including HV and LV cables, gas, water and telecoms. We have surveyed the surface locations and consulted with a sub-contractor who are suitably qualified to make the safe disconnections of these services. Again, this will be required before physical demolition can start and any hoarding is erected as this will cover the pavements, and the services will need to be disconnected safely in the pavements. The fees for this are also included. Lead in times for disconnections from payment can be up to 20 weeks.

Due to the requirements for asbestos and structural surveys along with the strip-out the overall program will be approximately 11 months. I am conscious that you will need to implement the planning permission before the end of August 2027 so this works.

I understand that you would like to scaffold the building with air-mesh and advertising in the interim which will be behind the hoarding that we would provide. A scaffolding license will not be required as it will be entirely within the curtilage of the hoarding. I have met with Sharik Ifkatar from MCC Licensing to agree the positions of the hoarding line and we have an agreement.

Schedule of Anticipated Costs

Item	Number	Cost
CAD DWG hoarding and temporary road and footpath closure drawings (Hatton Traffic Management)	1	[redacted]
Hoarding Permit MCC application fee	1	[redacted]
Pavement hoarding purchase and installation	1	[redacted]
Hatton deployment (traffic management consultants)	2 visits	[redacted]
Monthly checks of scaffold integrity	12 months	[redacted]
Nationwide PC management	1	[redacted]
AAC Asbestos Survey (R&D)	1	[redacted]
Structural Surveys	1	[redacted]
Service disconnections budget – gas, water, electric and telecoms	1	[redacted]
Section 80 notification to MCC	1	[redacted]
Prelims, welfare, security, water supply including supervision, management and Public Liability Insurance for 11 months (including all meetings with HSE and MCC) Acting as Principal Contractor.		[redacted]
Total		[redacted]

Plus VAT if applicable

This price excludes notifiable asbestos removal which can only be assessed after the R&D survey has been completed. Subject to all the surveys being carried out and done in a timely manner the above program is deliverable.

I look forward to your speedy instructions so that we can start to manage the process.

Kind regards,

[redacted]

Nick Bone
Director
[redacted]