



Dear Leaseholder,

Project Update – The Linx Building, 25 Simpson Street, Manchester M4 4AS

As promised during the Residents' Update Meeting held on 4th February 2025, we write to provide our first monthly newsletter to give the residents of The Linx an update on the project. Our updates are in place of the updates previously provided by Roger Northlong Ltd.

Residents' Update Meeting

Many thanks to those who attended the residents update call, and we hope you found the meeting useful. A recording of the meeting is available on The Linx Portal, for those who were unable to attend the meeting.

Project Status and Construction Works

The shortlisted contractor, Guildmore Ltd, were appointed on the 06 February 2025. The contractor is currently mobilising, by making the necessary appointments of their sub-consultants and sub-contractors. The first project team meeting is programmed to be undertaken on 27th February 2025 with CHPK and Guildmore Ltd.

Following the contractor's mobilisation, we will look to make arrangements with Leaseholders to obtain access to undertake 'opening-up' works to aid the contractor's investigations and design development. We will be in touch via your managing agents within the next few weeks, when the inspection locations are confirmed by the contractor.

The opening-up works shall provide the contractor with sufficient information to undertake their detailed design, which allows them to develop construction drawings. The completed designs shall also be submitted to the Building Safety Regulator (BSR) for Statutory Approval prior to start on site. As discussed in the Residents' Update Meeting, the main construction works are unable to proceed until the Building Safety Regulator has approved the design. This application is called Gateway 2 and more information will be provided on this process in future updates.

Programme

We are currently working to the most recent programme revision, which is enclosed within this newsletter.

Resident Communication

We have worked closely with Turner and Townsend (Client-Side Support Provider) to develop a communication strategy which will help ensure that information is distributed to all residents. This will comprise:-

- Monthly newsletter being distributed to the residents
- Ad-hoc communications being distributed to the residents with any interim updates required (this may include information on access to flats, important updates etc)
- Residents' Update Meetings at key milestones. We currently envisage this to be on completion of the Pre-Construction Services Agreement (PCSA), prior to construction of the main works, and once during the main works.



Next Steps

We set out our key next steps for the next month, as follows:-

- Undertake initial design team and project progress meetings
- Contractor to confirm opening-up locations, and look to book in appointments
- Contractor to develop design information
- Make appointment for the new point of contact for the residents.

Kind regards

A handwritten signature in grey ink that reads 'D. Kelly'.

David Kelly BSc (Hons) MRICS
For and on behalf of CHPK Ltd