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Date: 7th May 2025

Dear Leaseholder,

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

We write to provide you with a further update in relation to the cladding remediation works ongoing at The Linx.

Contractor Update

The Pre-Construction Services agreement works are well underway.

The contractor has completed the on-site investigations within the building, and undertaken all opening up works required to inform their design. The contractor is also completing a 3D scan of the building to aid design development.

The Contractors design team are currently developing designs, and we are currently attending Design Team Meetings with the contractor to aid design development. The design team meetings are productive, and progress is being made.

Programme

We are currently anticipating that the Next Major Milestone, which is the submission of the design pack to the Building Safety Regulator, is the 21st July 2025. This is as per our previously issued programme. There may be some slight slippage here, with a current estimate of a maximum of two weeks, though the contractor is looking to pull this time back.

We are due to receive an updated programme from the contractor imminently, which we will circulate as part of our next update.

Previous Actions

In our last letter we reported the actions as detailed below. We have also set out our progress against these previous actions:-

1. Complete intrusive inspections - Completed
2. Progress with design development – Ongoing
3. Submit BSR Application Pack – Design development ongoing, estimated delay no more than two weeks currently.

Next Steps

The Design Development is an ongoing process, and we expect to have this completed towards the end of June in preparation for the BSR submission thereafter.

We are also looking to have relevant material samples to be bought to site in the next few weeks in order to allow residents to see material samples. We will provide a further update on when these will be delivered to site.



We trust that the above is clear, though please let me know if you have any further queries.

Kind regards

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

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