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Date: 28th March 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 (PCSA) is now signed, and therefore Guildmore are formally appointed to carry out all phases of the project up to construction. This covers the design development phases, obtaining of statutory consents, and submission of the design pack to the Building Safety Regulator. It is important to note that remediation works are legally unable to commence until the BSR have provided approval. The main remediation works shall start once this has been received.

Guildmore have appointed their design team (including Architects, Fire Engineers Structural Engineers etc) to undertake the design works. Guildmore are currently mobilising to undertake investigations to the building, which are expected to be undertaken from w/c 7th April, for a period of circa two weeks. Guildmore shall be writing to you directly to introduce themselves, and make appointments with leaseholders who are directly affected by the opening-up works.

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. We will keep you informed on how this is progressing in these monthly updates.

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. Undertake initial design team and project progress meetings – Completed.
2. Contractor to confirm opening-up locations, and look to book in appointments – To be completed imminently, in preparation for w/c 7th April.
3. Contractor to develop design information – On going
4. Finalise residents' point of contact for any specific Cladding Remediation issues – Ongoing. This is currently being discussed with Turner and Townsend (CSSP) and Homes England and with the Freeholder

Next Steps

By the end of April, we hope to have the following actions completed:-

- Complete intrusive inspections
- Progress with design development

We trust that the above is clear, but understand that some of this terminology may not be familiar so please let me know if you have any further queries.



Kind regards

D. Kelly

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