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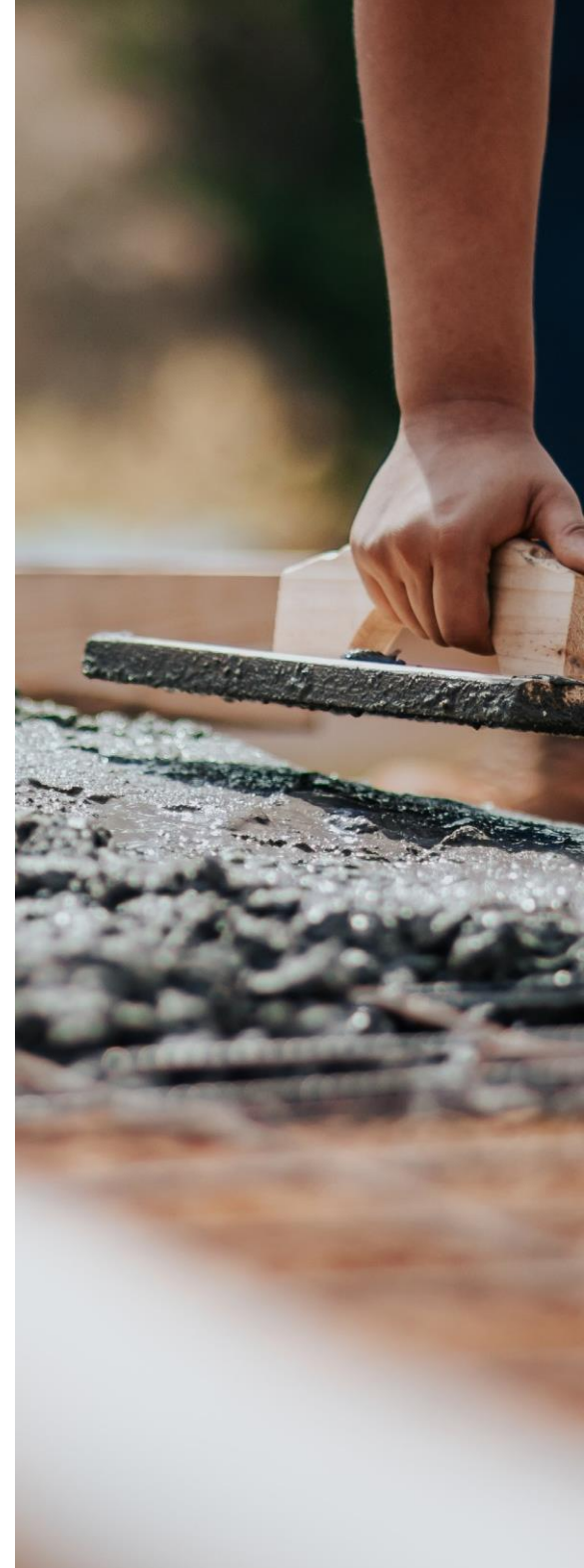
Residents Update Presentation

The Linx Building, Simpson Street, Manchester

30th September 2025

Agenda

1. History of the Project
2. Project Team
3. Scope of Works
4. BSR application and approval
5. Next Steps
6. Project specific challenges and possible leaseholder impact
7. AOB
8. Guildmore Presentation



History of the Project

Date	Milestone
June 2023	Original CHPK Fire Engineering FRAEW undertaken via desktop study.
March - August 2024	Fire Engineering Investigations and update to FRAEW
August 2024	CHPK Specification Development
September - November 2024	Tender Period
November 2024	Contractor Verbal Appointment (Guildmore)
February 2025	Letter of Intent signed by Guildmore
March 2025	Pre-Construction Service Agreement Contract Document Signed.
February 2025 - April 2025	Guildmore site investigation works
April 2025 - September 2025	Design and Specification works by Guildmore Design Team



Project Team

CHPK Ltd Team

Project Manager - David Kelly, BSc (Hons), MRICS

Assistant Project Manager - Aadam Khan, BEng (Hons)

Quantity Surveyor - Joel Dugdale, BSc (Hons)

Clerk of Works - TBC

Client-Side Fire Engineer (CHPK Fire Engineering) - Frazer Argyros-Farrell

Guildmore Facades and Cladding

Project Manager - Marius Timofejevas

Project Manager - Phil Cross

Resident Liaison Officer - Rebecca Maher

Design Manager - CladUp

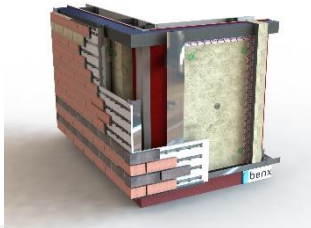
Architect/Lead Designer - Cowans Architects



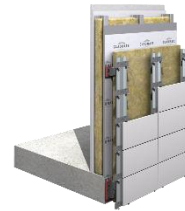
Scope of Works

Work Description

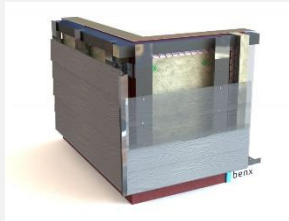
Replacement of
Brick Slip System



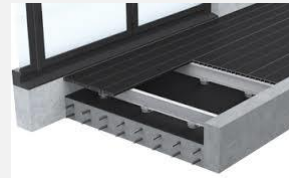
Replacement of HPL



Replacement of
Timber Cladding
System



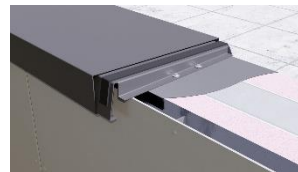
Replacement of
Decking Adjacent
to the Canal



Erection of Scaffolding
and Provision of
Safe Access



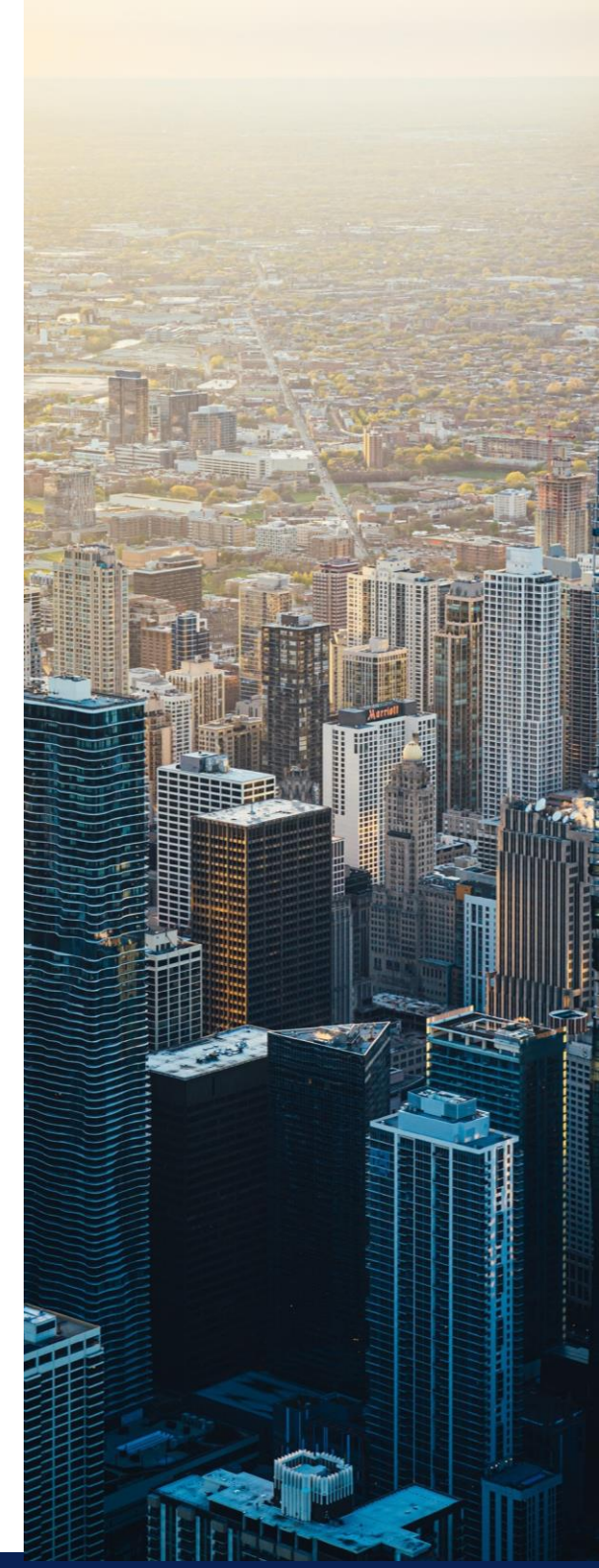
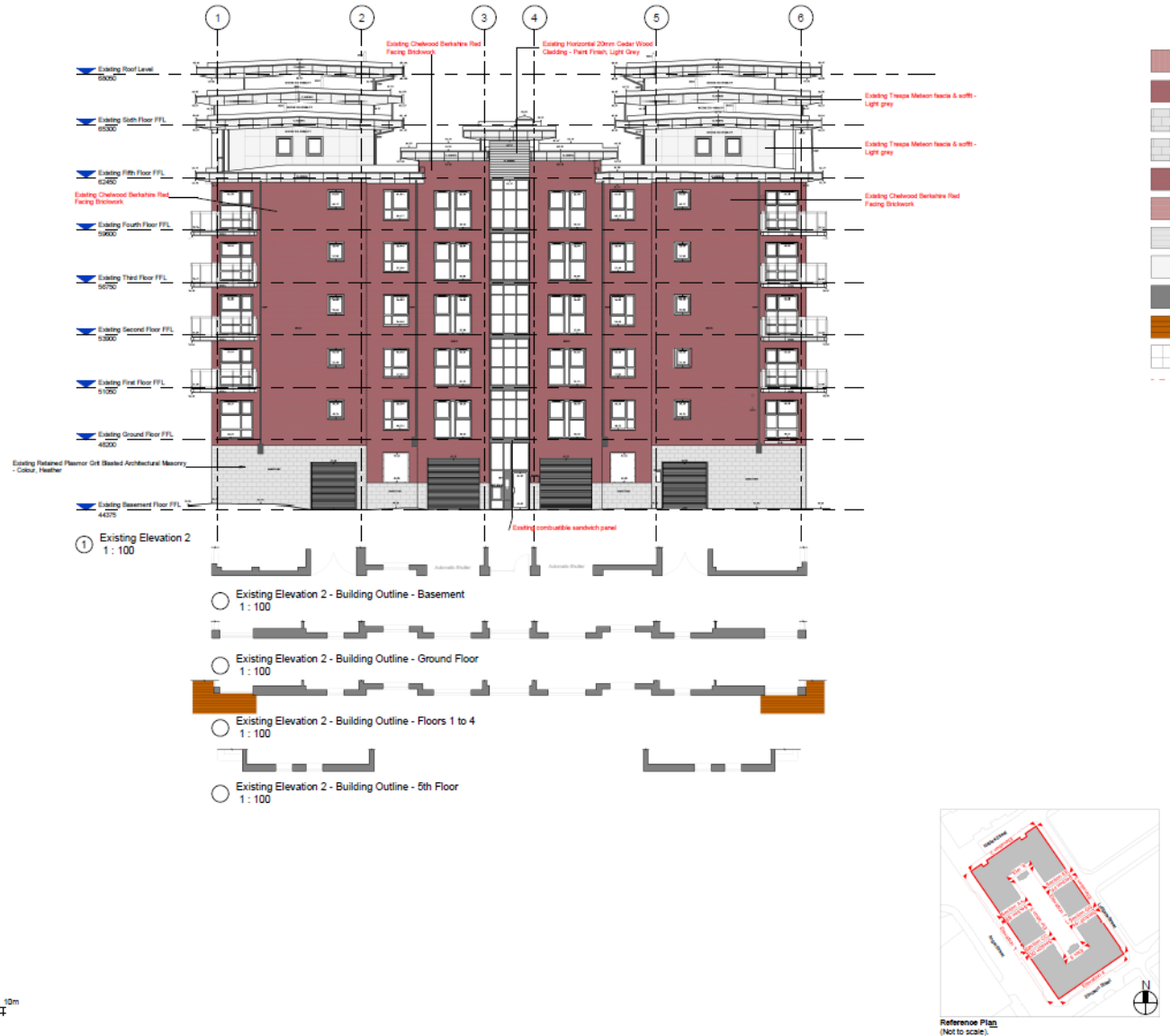
Replacement of
'C-Channels' and
Metal Cappings



Scope of Works - Elevations



Scope of Works - Elevations



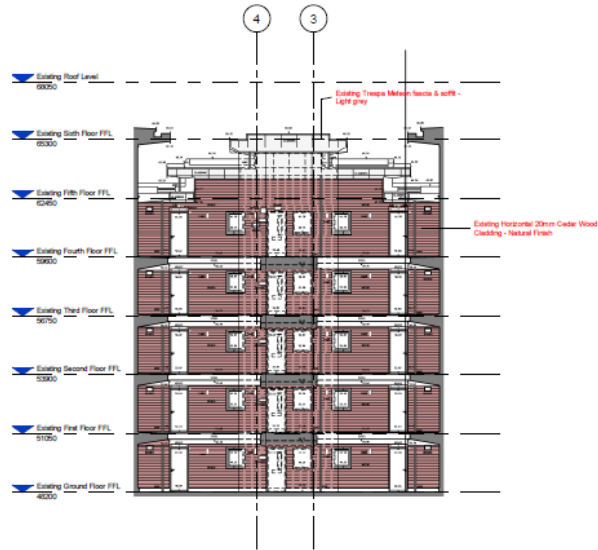
Scope of Works - Elevations



Scope of Works - Elevations



① Existing Elevation 5
1 : 100



② Existing Elevation 6
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



Reference Plan
(Not to scale)



Scope of Works - Elevations



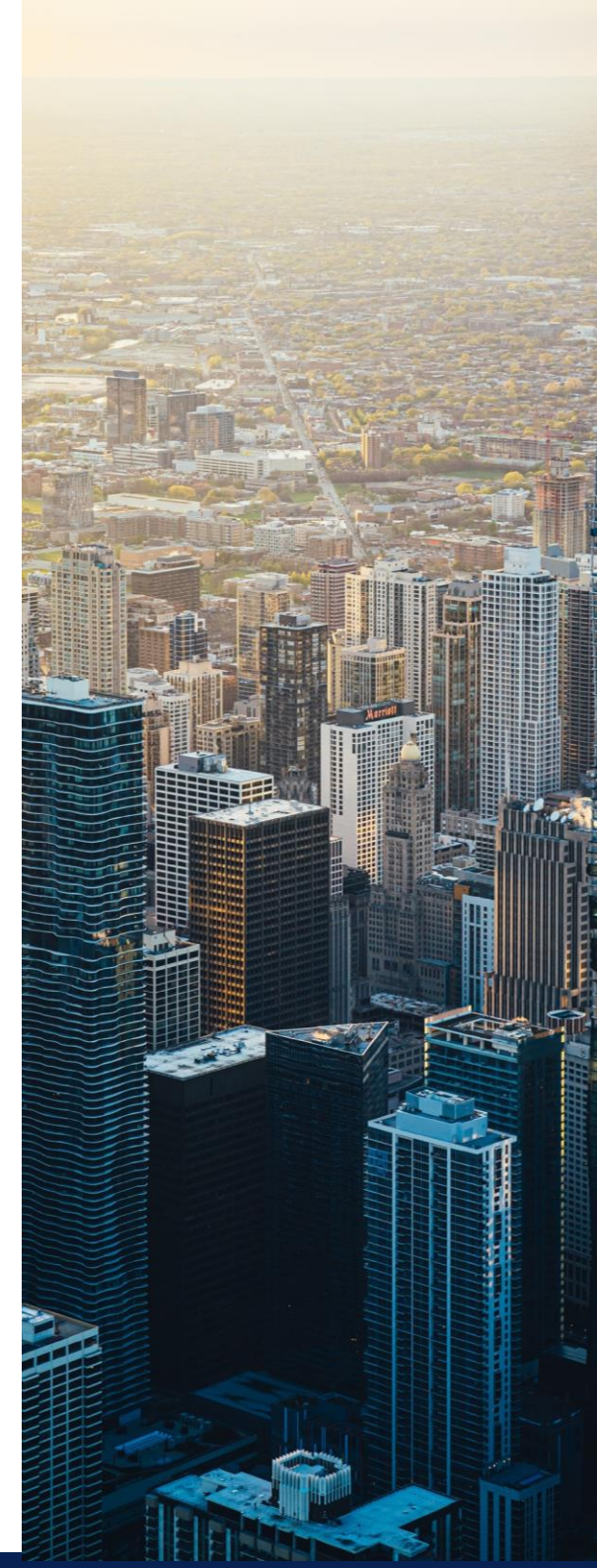
Building Safety Regulator

- New statutory regulator who approves Building Control Applications for HRBs (High Risk Buildings, over 18m).
- Guildmore will be responsible for compiling the submission and submitting to the BSR.
- The BSR should provide a response within 12 weeks. Currently delays are running up to 25 weeks.
- It is possible that additional information shall be requested during the application process.



Next Steps

Task	Target Date
BSR Submission	October 2025 - April 2026 (Date TBA)
Full Funding Application	October 2025 - April 2026 (Date TBA)
Receive Full Funding Approval and Receive Full Funding	April 2026 (Date TBA)
Contractor's Mobilisation	April / May 2026 (Date TBA)
Start on Site	June 2026 (Date TBA)
Project Completion	March 2028 (Date TBA)



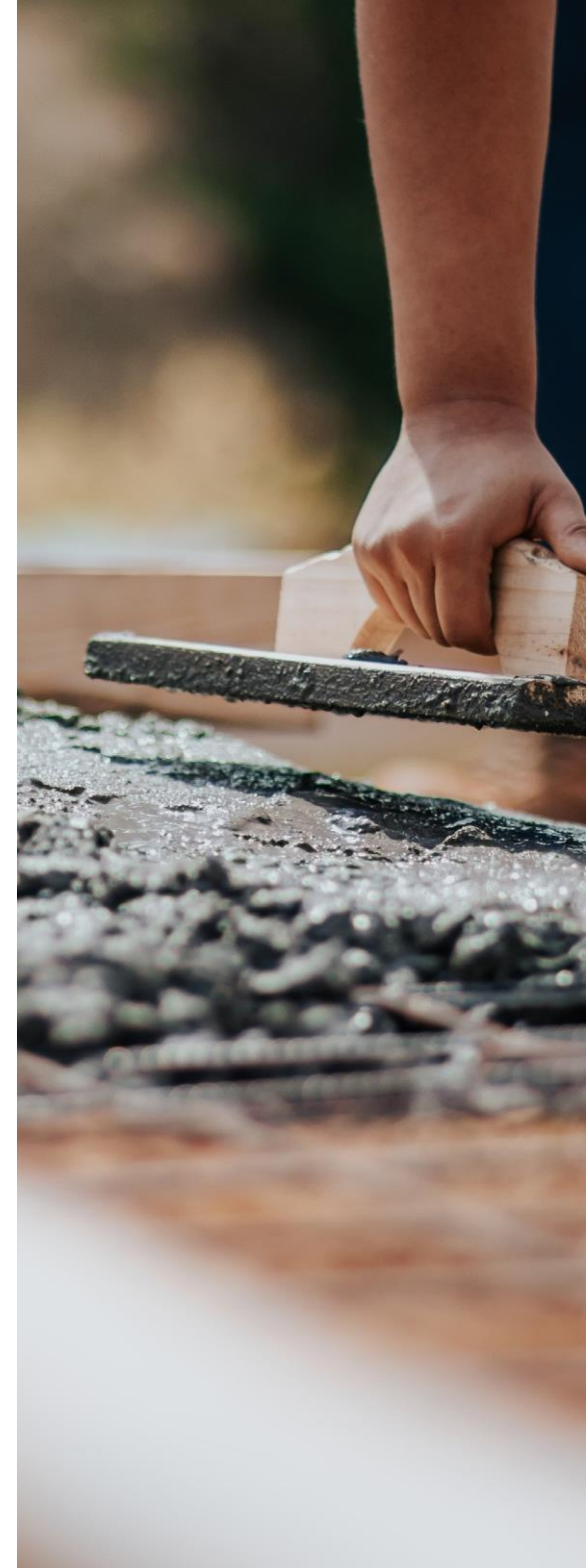
Project specific challenges and possible leaseholder impact

- Access to Flats during investigations or during the works
- Noise
- Scaffolding and Sheeting to Scaffolding
- Changes to Scope



Leaseholder Engagement Opportunities

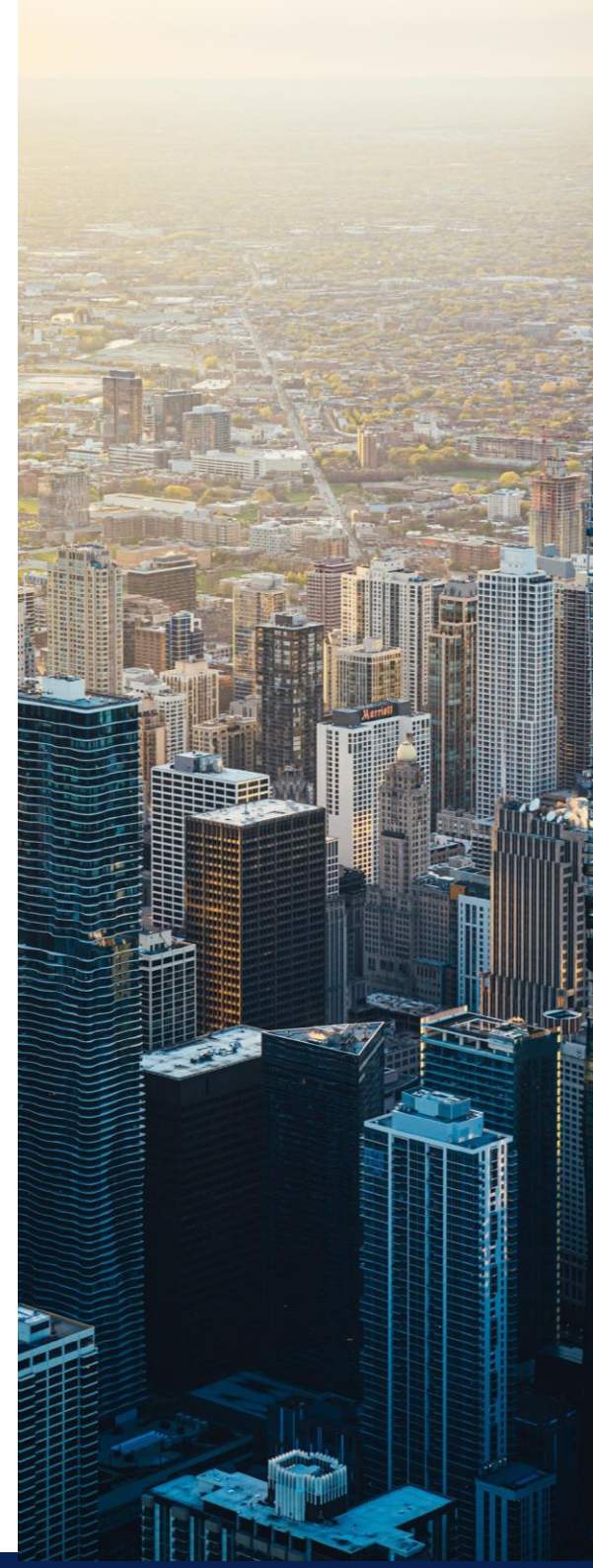
- Meeting prior to Building Safety Regulation Submission (incl update on finalised scope, selection of materials, changes to any existing features of the building).
- Commencement on Site (update on finalised approval, dates for commencement and programme)
- During the Works
- Ongoing Monthly Updates
- Via the Resident Liaison Officer during the works.



Any Other Business

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GUILDMORE
Midlands & North

THE LINX

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1. Company Information

Guildmore, a family-owned business established in 1998, has expanded its operations through five specialised business units: Construction, Facades & Cladding, Planned Works, Midlands & North and Land Development. In response to our growing client base and the increasing demand for our services beyond London and the Southeast, Guildmore established its Midlands and North division in 2025. This strategic expansion reflects our commitment to maintaining the highest standards of service delivery as we continue to grow.

To support our operations and ensure we remain responsive to client needs across the region, we opened a dedicated office in Leicester. This regional presence enables us to provide a more agile, locally focused service while reinforcing our long-standing reputation for quality, reliability, and client satisfaction.

- Design and Build Project Management
- External Wall Fire Review (EWS1) Compliance
- Fire Safety Testing (EN ISO 1716 & BS 8414)
- Façade Investigations and Compliance Audits
- Rainscreen Cladding Installation
- Render Systems Application
- Roofing System Design and Installation
- Structural Repairs and Reinforcement
- Balcony Design and Installation
- Windows and Doors Replacement and Compliance
- Decorative Finishes for Façades
- Fire Risk Assessment (FRA) Works
- Destructive Testing for Compliance Verification
- Principal Contractor Role and On-Site Management



GUILDMORE

Midlands & North

Previous Experience

2.Previous Experience

Name: Gallions Reach

Client: Gallions Approach Management

Value: £25 Million

Location: Hoxton

Sector: Private

Contract: JCT Design and Build

Overview:

A prestigious scheme of 7 blocks completed in 3 phases: Phase 1 (2 no. blocks -Latitude and EBB) / Phase 2 (2no. blocks – Drift and Fathom) Phase 3 (3no. blocks – Galley ,Helm, Mast)



Name: The Ropeworks

Client: Barking Central Management

Value: £17.5 Million

Location: Barking

Sector: High rise residential

Contract: JCT Design and Build

Overview The Ropeworks is an 8 story U shaped mixed-use development originally built around 2006-2008 and is located in Barking. The block consists of 246 flats, police station, children's nursery and a library



Name: East Croft House

Client: Bellway Homes

Value: £1.4 Million

Location: South Harrow

Sector: Residential

Contract: Bespoke Bellway Works Contract

Overview: East Croft is an 8-storey residential building, comprising of 161 properties.

A mixture of Scaffold and MEWPS were used to accomplish the work in 3 phases, over a period of 30 weeks.





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PROJECT OVERVIEW

3. The Linx Overview – Façade Replacement

The Linx Building, being over 18m with 98 residential units, falls into the category of a High-Risk building under the Building Safety Act, and as such elements of the building fabric no longer conform to the new regulations and require remediation. This project comprises the remediation of the external wall system to The Linx Building, located at 25 Simpson Street, Manchester, M4 4AS. The Linx is a purpose-built residential development, consisting of multiple apartment units arranged across a mid-rise block. The works are being undertaken to address non-compliant cladding and associated fire safety concerns in line with current building regulations and government guidance. The Linx Building provides modern residential accommodation and includes basement car parking facilities for residents. Primary access to the site is via Simpson Street, with a secure entrance leading to the residential lobby and vertical circulation cores. The building does not include commercial units and is exclusively residential in use.

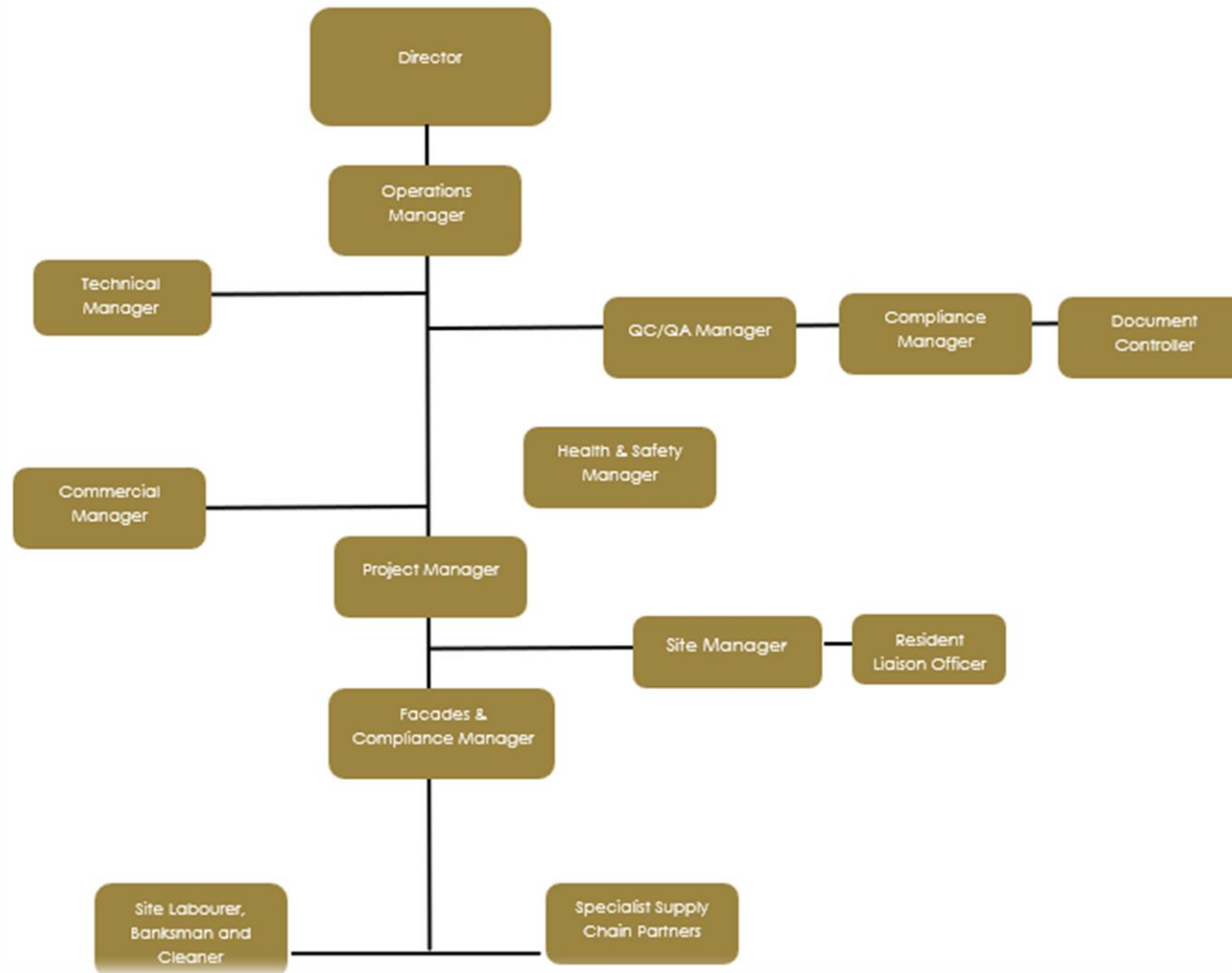
4. Scope of Works

- Establishment of Welfare Facilities & Office on New Mount Street.
- Installation of scaffolding. This will be erected in 5 phases (diagram on page 11).
- Construction Phase - 86 Weeks. This is the anticipated duration pending no mitigating circumstances arise.
- Removal of existing Cladding System, existing sheathing boards, Trespa Panels (Roof Soffit), Brickwork, Walkway Soffits, balcony decking and dispose of all items to enclosed skips in a secure storage area – These items will take place at different stages throughout the project.
- Reinstall new non-combustible cladding system.
- Existing cladding system will be replaced with Hardie Plank.
- Existing Trespa panels will be replaced with Hardie Panel.
- Existing brickwork will be taken down and replaced with brick slips on a steel frame system.
- Existing walkway soffits to be replaced with Hardie Panel.
- Existing balcony decking to be replaced with Ryno Decking.

5. Material Samples



6. Project Team Structure



7. Preliminary Programme

Scaffold Erection

Phase 1 Scaffolding Erection	30 wks
Phase 2 Scaffolding Erection	25 days
Phase 3 Scaffolding Erection	35 days
Phase 4 Scaffolding Erection	35 days
Phase 5 Scaffolding Erection	25 days
Brick Work Removal	40 days
Sheathing Board Removal (Brickwork)	15 days
Sheathing Board Installation	20 days
Installation of breathable membrane, EPDM Around Openings	11 days
Installation Of C channels and Helping Hand Brackets	20 days
Installation of Fire Barriers	25 days
Installation Of Rails	30 days
Installation Of Insulation	30 days
Installation Of Brick Slip System	35 days
Pointing	15 days
Cladding Removal	15 days
Sheathing Board Removal (Cladding)	15 days
Sheathing Board Installation (Cladding Areas)	20 days
Installation of breathable membrane, EPDM Around Openings	10 days
Installation Of Support System for Cladding	28 days
Installation Of Insulations and Fire Barriers (Cladding)	25 days
Installation Of Cladding Panels	15 days
Decking Removal In Balconies Terraces	15 days
Decking Installation In Balconies Terraces	20 days
Spandrel Panels Removal	10 days
Spandrell Panel Remedial Works and Panels Instalftion	12 days
Mastic Works (Movement Joints Windows)	25 days
Builders Clean	10 days
Inspection/Sign Off	3 days

Works Durations

Each Phase will follow the same sequence of works and each phases will run concurrently.

This is a summary of how long we anticipate each individual task will take to complete.

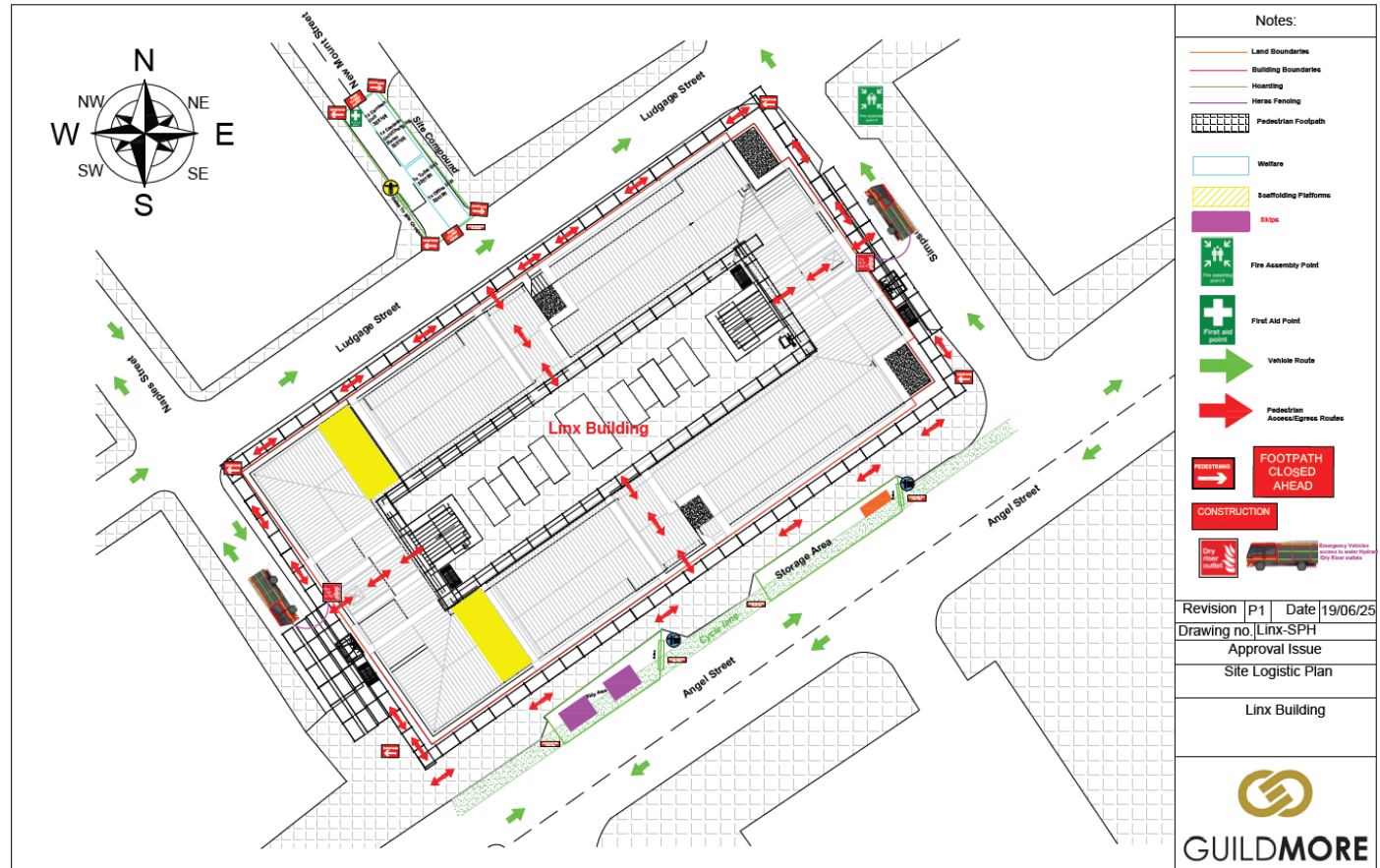
8. Logistics Plan

The main site setup will be located Old Mount Street. This will consist of a canteen, site office, drying room and toilet block.

We will also suspend parking bays on Angel Street which will be used for storage units and skips.

Both areas will be in use for the duration of the works.

The site compound will be enclosed with secure hoarding and monitored with CCTV cameras.



9. Works Phasing Plan

The works are divided into 5 phases, allowing for beneficial progress on-site. This approach enables work to begin prior all scaffold being erected and allows work to continue progressively.

Corresponding Colours on drawing to highlight each phase.

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5



10. Stakeholder Engagement & Resident Liaison

To ensure clear and effective communication throughout the project during the main works a dedicated email will be activated.

Initial Communication:

- Meet the team event in a local venue
- An introductory letter will provide an overview of the project, its objectives, and a timeline
- An information pack will include key details such as planned works, health and safety guidelines, and answers to frequently asked questions
- Team photographs will be shared to introduce key personnel, ensuring residents know who is leading and managing the project

Project Start: Formal letter confirming start date for pre-condition surveys.

Presentation: Teams meeting will take place to introduce the team and answer questions.

Regular Updates:

- Weekly notices on project progress
- Newsletters summarising completed and upcoming works
- Evening drop in's

Digital Communication: Email updates and bulletin notices.

On-Site Support: Resident Liaison Officer (RLO) available for assistance.

Completion Feedback: Thank-you card with a QR code for resident feedback.

Guildmore Team



Phil Cross – Project Manager



Shaun Robinson – Site Manager



Rebecca Maher – Resident Liaison Officer

11. Stages of Engagement

Part 1: Internal Condition Surveys

Before work begins, pre-condition surveys will be conducted on all properties. These surveys serve to:

- Document the existing condition of homes, including walls, floors, and surrounding areas.
- Ensure the property can be restored to its original state if it is affected by the works, although this is unlikely.

Process for Internal Condition Surveys:

- Residents will receive a letter providing details on how to book an appointment for the survey.
- Follow-up letters will be sent to properties that do not respond to the initial invitation.
- Photographs will be taken during the survey, and residents can request copies for their records.

Part 2: External Condition Surveys

- External condition surveys will be taken of the hard and soft landscaping prior to works commencing on site or the establishment of our site compound/storage areas.
- External condition surveys will also be taken at specific locations of work on the façade (such as to balconies and terraces where operatives may be working or of materials that are to be reused). This ensures that any damage we cause during the course of the façade remediation works is rectified prior to our demobilisation from site.

12. Health & Safety

We appreciate the nature of the works we are undertaking can be an inconvenience for many reasons; however, we have been engaged to undertake these necessary works to make your home compliant. For us to successfully deliver the project there are a few items we would kindly request your assistance with;

1. Always be vigilant when walking near areas with active works in place & adhere to any Health & Safety Signage displayed.
2. Do not access the scaffold at any time – if you see something that doesn't look right or someone that has gained access out of hours, please call our emergency number and report to the police.
3. Please do not vape or discard cigarette butts on or near to the scaffolding.
4. When access to your balcony is sought you work with us to remove personal items in a timely manner. We are happy to assist with heavy items where required.
5. Advise your home insurance provider of the scaffolding in place to your property, with some policies they can become nullified if this hasn't been declared.
6. Window & Balcony areas – Once the scaffolding is in place to your building there will be restricted access – balcony doors and windows will have restrictors fitted to allow 200mm opening for the circulation of fresh air.
7. Safeguard your modesty – when works are on site, they may be operatives outside you window at any given time of day. Please be aware of this and draw the blinds or curtains if you feel your privacy could be compromised.
8. Do not let operatives into your home without a pre-arranged appointment. Please be vigilant of bogus callers.

13. Accreditation & Quality Assurance Procedures

We have a certified Quality Management System (ISO9001) that ensures we consistently deliver services to a high standard and meet agreed performance targets.

Guildmore also holds additional recognised industry certifications, including ISO 45001 (health and safety), ISO 14001 (environmental management), and ISO 9880.

We carry out thorough quality checks at every stage – from design to manufacturing, delivery, and installation – to ensure everything meets our standards.

Before construction begins, we will create a Project Quality Plan. This will include clear benchmarks, inspection schedules, and checklists, with sample areas used to agree on standards.

We have a dedicated manager to oversee compliance and quality, ensuring everything meets required specifications.

- Benchmarks and mock-ups will be reviewed, approved and signed off by our client, Fire Consultants, Designer Manager and 3rd party inspectors prior to commencing works.



- Quality Inspections will be carried out at each stage of the project from removal of existing materials to final handover per flat and issued as part of the Operational & Maintenance Manual.

XCQA for Client > Phase 1 > North Elevation - Outer Ring (Cladding) - Cutmore > Level 6 > 609	
Name	
DECK005	Decking North OR Cutmore L6 609
RICB007	Balcony Cladding&Soffits North OR Cutmore L6 609
WCHD102	EPDM North OR Cutmore L6 609
WCHD105	Removal of Existing Cladding North OR Cutmore L6 609
WCHD184	Cladding Stage 2 North OR Cutmore L6 609
WCHD217	Cladding Stage 1 North OR Cutmore L6 609

14. Compliance Information

We store all compliance information on Asite which is a cloud-based system. All information is logged through design process, manufacture, installation and completion/handover. It will be stored, managed, maintained and retained in line with the below golden thread principles:

- Single source of truth all information being stored in one place
- Secured
- Simple to access
- Longevity, durability and shareability of all information stored
- Accurate and Trusted

Guildmore project team, site team, client, including but not limited to building managers, architects, contractors and many others will have access to Asite to get, update and share golden thread information throughout a building's lifecycle.

We maintain records of all works including photos/videos and notes on the inspection checklists, drawings and condition reports recorded against each elevation, floor and flat for easy identification, stored on Guildmore web-based document control portal, accessible for all parties with a full audit trail during the construction and at handover stage.



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Thanks for listening &
we welcome any
questions

