

30th October 2023

05415/SDL/HT/58473/WL

For the attention of Burton Place (Manchester) Management Ltd

Dear Sir/Madam,

Re: 3, 9, 15 Burton Place – Practical Completion

We write further to the appointment (the **Appointment**) between Burton Place (Manchester) Management Ltd (**Burton Place**) and Wintech Limited (**Wintech**) dated 5th April 2022, in relation to the Façade Remediation (the **Project**).

Exercising the reasonable skill, care and diligence required under the Appointment, Wintech:

- confirm that we attended site to undertake cursory visual and non-intrusive site monitoring visits, to the extent access and construction operations permitted and in so far as they were related to the services required under the Appointment, the following façade systems and areas were observed: SFS backing wall with sheathing board/window/folding doors/aluminium rainscreen cladding and aluminium shutters; and
- noted at the above visits that the works carried out by Fleetwood Architectural Aluminium (FAA) were generally consistent with the design intent of the remedial specification – ST/HT/50879/WL (issue 6) to the extent that we were able to observe this during the visit and save for the outstanding item observed during visit 50 in Wintech's Site Observation Tracker Rev 45 (1 of 2 and 2 of 2) dated 25th October 2023.

Please note, we can only comment on those elements of the works witnessed on the days of the site visits as noted above and that our attendance on site will not necessarily reveal and/or prevent all defective work. Wintech cannot be responsible for defective works which were covered by preceding trades and could not have been observed on the days of our visits. For the avoidance of doubt, Wintech has no responsibility whatsoever in relation to the works; the sub-contractor is responsible for carrying out and completing the works in accordance with the building contract.

We provide this letter in accordance with the terms of the Appointment and any reliance by Burton Place (Manchester) Management Ltd on this letter shall be solely on the basis that Wintech shall have no greater or longer lasting liability and shall be entitled to raise any equivalent rights of defence as arising out of the Appointment.

This letter has been provided, and is personal, to Burton Place (Manchester) Management Ltd and shall not be shared with any third party. Notwithstanding the above, no third party shall be entitled to rely on this letter, and we shall owe no duty or be liable to any third party. Burton Place (Manchester) Management Ltd shall not be entitled to assign this letter without Wintech's prior written consent.

Wintech Limited

Group Head Office: Quartz House, Pendeford Business Park, Wolverhampton, WV9 5HA, UK
T: +44 190 230 7430
E: enquiries@wintech-group.com

Research & Projects: Summit House, 12 Red Lion Square, London, WC1R 4HQ, UK
T: +44 207 267 1234
E: projects@wintech-group.com

www.wintech-group.com

REGISTERED IN ENGLAND: No. 2430998
VAT REGISTERED: No. 559437795

**3, 9, 15 BURTON PLACE, MANCHESTER,
M15 4LR**

WINTech
FAÇADE ENGINEERING CONSULTANCY

No directors, managers, officers, employees, holding companies, subsidiaries or related companies of Wintech will have any liability whether arising under contract, in tort, in law, in equity, by statute or otherwise in respect of this letter.

I trust that this satisfies your requirements.

Yours sincerely,

Steve Lee
Façade Engineer