

**Manchester City Council
Report for Information**

Report to: Executive – 13 December 2017

Subject: Grenfell Tower – Update on the Implications for Manchester

Report of: Strategic Director (Development)

Summary

Executive received reports in June and September following the tragic fire at Grenfell Tower. This report provides an update on the actions that have been undertaken since September.

It also specifically details the work that has been undertaken to identify the risks in relation to privately-owned high rise residential buildings.

Recommendations

1. Executive is requested to note the work undertaken to date
2. Executive is recommended to approve the installation of sprinklers within Council-owned tower blocks following consultation with residents at an estimated cost of £10.5 million for a full installation in each flat.

Wards Affected

Ardwick, Baguley, Charlestown, Cheetham, Crumpsall, Gorton North and South, Harpurhey, Higher Blackley, Hulme, Miles Platting & Newton Heath, Northenden, Rusholme, Sharston and Woodhouse Park.

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The Council has continued to work with partners to drive forward major development schemes that provide safe accommodation, stimulate economic growth and job creation
A highly skilled city: world class and home grown talent sustaining the city's economic success	The City aims to provide safe accommodation which encourages people worldwide to visit, keeping those with the skills the City needs, keeping our home grown professionals
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Everyone will have the same opportunities and life chances no matter where they're born or live in safe accommodation. Voluntary and community groups will find new ways to reach those as yet untouched by

	Manchester's success to create resilient and vibrant communities
A liveable and low carbon city: a destination of choice to live, visit, work	The right mix of quality safe accommodation is needed to support growth and ensure that our growing population can live and work in the city and enjoy a good quality of life.
A connected city: world class infrastructure and connectivity to drive growth	The City's transport system has an enormous influence on the lives and prospects of Manchester's residents. To enable people to access jobs we are creating efficient transport systems that link residential communities to employment centres.

Full details are in the body of the report, along with any implications for

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The Government has made a commitment to provide a small amount of funding for the additional administration costs incurred in contacting the owners of private high rise buildings. The Council is expected to receive a share of the national funding of £289,000 based on the number of private tower blocks in Manchester. Manchester's share has not yet been confirmed.

There has currently been no additional funding provided by central Government and to date all the work undertaken has been managed within existing revenue budgets. There may be additional costs connected with implementing any additional monitoring arrangements that are required, but these are yet to be determined, and any additional costs will need to be addressed as part of the budget process. These will be reported in further updates to Executive as and when they are known.

Following a review by our loss adjusters the cost of the additional insurance cover is estimated to be just over £20,000 per annum for all 36 blocks (not for each block) and this will be funded through the Housing Revenue Account.

Financial Consequences – Capital

The current estimate for retrofitting sprinklers in all 36 Council-owned tower blocks is £10.5m. It is proposed that the funding will be identified by the reprioritisation of existing capital works so will not increase the existing capital funding requirements. The proposal will be subject to the City Council capital strategy process, and this will identify the schemes that will be slipped and any implications to identify the necessary funding,

There are no other capital costs known at the time of writing but there will almost certainly be costs for future remedial works which are required to the High Rise residential buildings as a result of the surveys and Public Inquiry into the fire and its causes. Any future capital costs will be reported to Executive for approval as and when they are known.

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Background documents (available for public inspection)

Report to Executive 28 June 2017
Report to Executive 13 September 2017

1.0 Introduction

- 1.1 In the days and weeks following the Grenfell Tower disaster the Council has focussed its actions on the residential buildings it owns. It has also worked closely with social housing partners, many of whom took over the responsibility for former Council property and tenants as a result of stock transfer.
- 1.2 In September 2017 the Department for Communities and Local Government (DCLG) wrote to all local authorities advising them to contact owners of privately-owned high rise buildings to ascertain whether they were clad in the same or similar materials as those used on Grenfell Tower. The GMFRS had already undertaken visits to all privately owned tower blocks but unfortunately the list of addresses and owners provided by DCLG was incomplete and did not match the information provided by GMFRS. There were also IT issues to do with the DCLG data base. The Council and GMFRS have been working on improving the level of data and information required by DCLG, with 220 high rise properties now identified and most ownership details in place. The Council has weekly telephone liaison meetings with DCLG and they understand why Manchester was unable to start loading data until early November.

2.0 Private high rise buildings

- 2.1 The Council wrote to the owners and/or managers of 215 buildings in the first 2 weeks of November 2017.
- 2.2 Owners were given 5 days to respond and those who did not respond have been sent a reminder letter giving them a further 5 days to respond.
- 2.3 To date 123 responses have been received and the number increases daily. Out of those 123 responses 12 buildings have been identified as containing cladding which is classified as Aluminium Composite Material as follows:

Building name/address	Property owner/manager
Liberty Heights, Student Castle, 1 Great Marlborough Street	Liberty Living
Sir Charles Groves Hall 4 Booth Street West	Liberty Living
Cypress Place, 9 New Century Park	Livingcity Asset Management Limited
Vallea Court, 1 Red Bank	Livingcity Asset Management Limited
Citygate Apartments 2, 3 Blantyre Street	Rendall and Rittner
Citygate Apartments 3, 5 Blantyre Street	Rendall and Rittner
Citygate Apartments 1, 1 Blantyre Street	Rendall And Rittner
Devell House 11 Rusholme Place	Touchstone Property Management
78 Grafton Street	Sanctuary Students
122 High Street	Urban Bubble

Building name/address	Property owner/manager
The Quadrangle 1 Lower Ormond Street	Revolution Property Management
Travelodge Manchester Central Arena, Great Ducie Street	Travelodge Hotels Ltd

2.4 The owners of the buildings where ACM panelling has been identified have all responded positively and the specific actions are detailed below:

- Cladding will be removed from the 2 properties owned by Liberty Living in January 2018.
- The owners of Cypress Place and Vallea Court have obtained estimates for removing and replacing the cladding. They are awaiting a site-specific action plan from GMFRS before they begin consultation with residents on the type and cost of the replacement cladding.
- An independent fire consultancy is undertaking a combination of Type 2 and 4 Fire Risk Assessments at the 3 properties at City Gate and actions will be agreed with GMFRS.
- The managers of Devell House and 78 Grafton Street have commissioned independent reports on their buildings and are awaiting the results.
- 122 High Street – the developer and GMFRS are in dialogue regarding a specification for replacement materials. The managing agent has also employed 2 fire wardens working 24 hours per day.
- The manager of The Quadrangle has commissioned the replacement of the cladding which covers only around 10% of the building.
- There is a high specification fire alarm and a full evacuation policy in place at the Travelodge.

2.5 However, despite sending 2 letters, and chasing owners by email where applicable, there are still some who have not yet provided the requested information. A list of those tower blocks and their owners/managers (based on the information we have been able to find) who have not returned the questionnaire is attached at Appendix 1.

2.6 A detailed procedure is being established within the Council and with GMFRS to deal with the eventuality of owners not responding to letters, owners ignoring requests to sample panels and owners not taking action if panel samples lead to actions being required.

2.7 In the previous reports Executive were informed that there were concerns about the fire safety quality of insulation and cladding (although it is not the same as that used on Grenfell Tower) on 3 privately-owned blocks in Cheetham (Sylvia, Christabel and Emmeline Courts). The owners and managing agents have employed a specialist fire engineering consultant and a

series of proposals have been discussed with both Building Control and GMFRS. GMFRS are monitoring the situation. Meetings have been held between the owners of the 3 Pankhurst towers and GMFRS and these will continue until the matter is resolved satisfactorily.

- 2.8 The Council also has concerns about a building under construction (Bracken House). Bracken House does not have any ACM but the Council is concerned that they may have used a combustible insulation with a composite cladding. The Council has also raised questions about the level of fire barrier provision in the cavity to the facade. The developer is having the facade assessed by a fire engineering consultancy and will provide a copy of the report to the Council. GMFRS consider the fire alarm and type of evacuation strategy in place (all out) with the internal fire precautions, sufficient whilst the facade is under review.

Funding

- 2.9 The Secretary of State previously acknowledged that there were likely to be extra costs for each local authority in undertaking the work with the privately-owned properties. He stated that his department would work closely with the Local Government Association to identify good practice and to understand the cost implications, in line with the Government's New Burdens Doctrine. This suggested that Government might provide funding to cover the cost of this new work, however, the only funding being made available nationally is £289,000 to assist local authorities in collecting the data about private blocks. This amount will be distributed amongst authorities based on the number of private blocks in each area.

3.0 Action if private owners fail to respond

- 3.1 DCLG have suggested that if owners do not respond, or if they fail to have potentially dangerous cladding tested, then the Council should take enforcement action using powers under the Housing Acts, using the Housing Health and Safety Rating System (HHSRS). However, there is a clear understanding within private sector housing enforcement teams across Greater Manchester that the legislation is not the most appropriate to use to try and enforce fire safety issues relating to cladding and common parts in high rise buildings. This view is reinforced by GMFRS who believe that the Fire Safety Order (FSO) regulations are much more appropriate powers and are likely to lead to positive results more quickly. There are, however, concerns that the powers held by the Fire and Rescue Service are not wide enough to tackle all potential fire hazards.

Fire Service and Housing Authority

- 3.2 There is significant confusion in relation to purpose built blocks of flats which is primarily caused by the guidance that is available and the perceived overlap of the provisions of the building regulations, Fire Safety Order (FSO) and the Housing Act 2004 (HA2004).

- 3.2 The FSO applies to the common parts of flats and Houses in Multiple Occupation (HMOs) but the extent of this is not made clear in guidance. In relation to the FSO there are a range of Government Guides (which have not been reviewed or updated in 10 years) of which the 'Sleeping Guide is the most appropriate and the Fire Safety in Purpose Built Blocks of Flats Guide (PBBFG) which was produced by the Local Government Association.
- 3.3 It is GMFRS' view that in a purpose built block of flats 'common parts' includes any part of the structure, facilities or services which serves more than one flat and / or the freeholder retains some control over but it is unclear whether this would enable the Fire and Rescue Service to enter a flat to identify a potential hazard.
- 3.3 There is further confusion with regard to the HA2004 which says very little about individual flats and focuses on Houses of Multiple Occupation (HMOs) when discussing shared accommodation.
- 3.4 There is also no specific mention of high rise premises in relation to 'Fire' as a hazard (which is the HHSRS test) and therefore no worked examples readily available to assess the extent of the hazard in a purpose built block of flats. GMFRS do not believe it can be clearly established that it was ever the case that the HA2004 was intended to be the primary legislative mechanism for enforcing fire safety in the common parts of blocks of flats.

Building Control

- 3.5 All Building Regulations cases involving high rise buildings are assessed against the guidance contained in the Building Regulations as well as Government's, and their expert advisory panel's, advice.
- 3.6 Where buildings/building work does not to comply with the Building Regulations, the Council can consider enforcement action under the provisions contained in the Building Act, by way of either an enforcement notice or a prosecution, or both. However, Building Control has found that, in most cases, developers and builders endeavour to resolve non-compliance conflicts before enforcement action is necessary.

With legacy buildings - typically those that are more than 12 months old - a notice to enforce the Building Regulations would be of no effect to bring about an action to remove cladding. The Council could consider the use of injunctive powers but the application for an injunction would need to be carefully considered, on a case-by-case basis. Any building that has been given an Approved Inspector's Final Certificate cannot be issued with an enforcement notice, nor have a prosecution brought about.

- 3.7 In extreme cases, and only after having consulted with colleagues in GMFRS, Housing and City Solicitors beforehand, it might be possible to apply the powers in the Building Act that deal with dangerous buildings, to obtain an Order from the courts, to address a situation where a non-compliance with

Building Regulations could have created the potential for a dangerous building.

- 3.8 Where a Building Regulations enforcement notice is served, or a dangerous buildings order is given by the court, and this is not then executed by the owner, the Council can remove the offending work, or dangerous condition, in default and recover the reasonable costs incurred.

What changes to powers are required to improve resident safety?

- 3.9 GMFRS believe that the guidance for fire safety in flats should be revised and should address the different types of ownership and the responsibilities of various parties; to provide clarity in relation to the common parts; and to clearly set out enforcement expectations
- 3.10 Another problem in relation to high rise (and other forms of) blocks of flats is that the extent of responsibilities for the building cannot easily be established and may change on a regular basis. Although the FSO makes adequate provisions for establishing legal responsibilities, in practice the arrangements vary from premises to premises, are not always immediately apparent and may require detailed consideration of both lease agreements and contractual management arrangements between different parties. In relation to social housing this will generally be relatively straightforward, however in relation to private blocks the complex nature of leasehold ownership means that there may be a number of responsible persons. GMFRS believe that there should be regulations introduced under the Fire Safety Order requiring the identity of the all responsible person/s to be displayed in the common parts of complex properties (including high-rise blocks of flats) and the extent of their responsibilities.

4.0 Social housing update

One Manchester

- 4.1 One Manchester are currently installing an alarm system in the 13 tower blocks where the cladding failed the BRE test. Once this has been installed, and approved, they will no longer be required to have a 24-hour “waking watch” fire marshal in each block.
- 4.2 They are also replacing the cladding with a system which has passed the BRE test. Work on the cladding is scheduled to take place from January 2018 and will be completed by December 2018.

Wythenshawe Community Housing

- 4.3 The new extra care complex, Village 135, contained a small area of ACM panelling around the feature window which was removed by the Housing Association immediately following the Grenfell fire once it was known to be a potential risk.

- 4.4 They have now replaced the panel with a suitable, solid, aluminium panel.

Brunswick PFI

- 4.5 The contractor has designed a solution to the compartmentation breach which has been agreed with MCC Building Control and they are currently developing a timetable to carry out the works. In the meantime they will continue to deploy fire marshals in each of the 4 tower blocks, 24 hours per day.

Miles Platting PFI

- 4.6 The contractor has carried out Type 3 Fire Risk Assessments (FRA) and identified work which will be undertaken as specified by the surveyor.

Northwards Housing

- 4.7 Northwards Housing have commissioned and completed Type 1 FRAs on all of the towers they manage and have included the 4 tower blocks managed by AVRO Hollows Tenant Management Organisation. The Type 1 FRA's ensure a basic level of fire safety and identify further detailed intrusive investigations needed to complete full Type 4 FRAs and these works are now underway. As Type 4 surveys are carried out, any works identified will be implemented within the timescales recommended. Compliance with a Type 4 FRA ensures complete compartmentalisation of each dwelling, preventing spread within the building and allowing the Fire and Rescue Service to manage any fires that arise in apartments.

General

- 4.9 Following Grenfell the Council has asked loss adjusters to review the insurance cover on the 24 blocks it owns and which are managed by Northwards Housing to ensure that it is relevant and sufficient to cover any potential losses in the event of a Grenfell-type fire. Under the PFI contract, the PFI contractor has to take out appropriate levels of insurance for the blocks that they manage on behalf of the Council.
- 4.10 Copies of all Fire Risk Assessments, and actions taken, are made available on the Council's website.

5.0 Next steps

- 5.1 The Council will continue to monitor the situation, especially as and when test results are returned and will support all partners in making the right judgements. The Council's ongoing priority has been to ensure that all our residents are safe in their homes, that they *feel* safe in their homes and that they have access to all the information that they require. As we review the outcomes of the system testing and advice following the ongoing investigations into Grenfell Tower, the Council and its partners will put into place the resources to carry out all necessary works to help make our residents feel safe in their homes.

- 5.2 Sprinkler systems – the Council believes that sprinkler systems ought to be fitted to each of the high rise blocks it owns. One of the key decisions to be addressed will be whether or not, on completion of all type 4 FRA works, the Council then commits to installing sprinklers in each individual flat in all 36 blocks. Fundamentally, type 4 FRAs will offer a high level of assurance that the compartmentation of the flats is secure and that in the event of a fire, it will be contained as designed, allowing the Fire Service to deal with the fire within the flat.

Once sufficient Type 4 FRAs have been carried out, and an assessment of the quality of compartmentation has been made by fire risk assessors, the Council will be able to undertake consultation with tenants and leaseholders in tower blocks about retrofitting sprinklers. Consultation will be carried out with members of the High Rise Forum (covering properties in north Manchester managed by Northwards Housing) and with residents in Brunswick and Miles Platting (managed by PFI contractors).

Once the consultation has been completed, Executive is recommended to approve the installation of sprinklers in the locations recommended by residents and GMFRS. Funding provision for the installation of sprinklers will have to be provided for within the HRA capital programme although this will have an impact on other programmed capital works, unless central Government is prepared to assist.

- 5.3 Whilst we await the outcome of the on-going system testing and full results of the Public Inquiry, the Council is beginning to consider some of the recommendations which could follow. In particular:

- Stay or go - Stay Put policies versus evacuation must also be reviewed although, to date, Stay Put has worked extremely well in over 300 incidents across Greater Manchester in the last 3 years.
- Building management – Once intrusive Type 4 FRAs have been completed we will need to understand how we can ensure that future installations such as satellite TV, electrical appliances etc. are carried out in a controlled manner (in a similar way to how we identify potential asbestos containing materials and warn building contractors and residents to avoid disturbing it).
- Leaseholder compliance – work is ongoing to identify the number of leaseholders affected and the form of lease which they have signed to understand what work we are able to carry out and whether we can recover any of the cost.
- Inspection – we are also reviewing the powers we have to inspect properties to make sure that tenants and/or leaseholders have not done anything to breach the fire safety measures that we have, or may, put in place.

- Data - sharing data with GMFRS on those tenants who might find it difficult to evacuate a tower block, if that became necessary, is being considered by the GM task force. Ensuring that residents are willing to share the data, and that it is kept safe and secure is paramount and must comply with new General Data Protection Regulations.

5.4 Further reports will be brought to Executive in due course and Members will continue to be regularly updated in the interim.

6.0 Contributing to the Manchester Strategy

(a) A thriving and sustainable city

6.1 The delivery of providing safe accommodation could provide the opportunity for an increase in employment across the various schemes.

(b) A highly skilled city

6.2 The provision of safe accommodation will encourage young people and graduates, to be attracted to apprenticeships and work placements

(c) A progressive and equitable city

6.3 The planning process of the schemes will encourage residents to get involved and influence decision making for providing safe accommodation.

(d) A liveable and low carbon city

6.4 The right mix of quality safe accommodation is needed to support growth and ensure that our growing population can live and work in the city and enjoy a good quality of life.

(e) A connected city

6.5 Implementation of safe accommodation across the City. The work will reinforce the City's role as the centre of providing safe accommodation.

7.0 Key Policies and Considerations

(a) Equal Opportunities

7.1 The Council will consider how it can identify residents in tower blocks who may find it difficult to evacuate the block in the event of a major fire. This is likely to include a number of residents with a disability along with others with mobility issues.

(b) Risk Management

7.2 The City Council's Short Term Financial Strategy includes an assessment of budget risk for implementing fire safety measures.

(c) Legal Considerations

- 7.3 As this work develops it is likely that we will need to work with legal colleagues to ensure we have the relevant powers to undertake any necessary works and inspections should they be required.

Appendix 1

List of buildings and owners/managers who have not responded

Address	Postcode	Owner/manager	Comment
1 JERSEY STREET, MANCHESTER	M4 6JA	Adactus Housing Group	
ROSSETTI PLACE APARTMENTS, 2 LOWER BYROM STREET	M3 4AN	AHR Global	
16 Left Bank	M3 3AF	Allied London Properties	
Base Apartments 12 Arundel Street	M15 4JR	Aviva Investors Ground Rent Group Limited	
The Cube Advent Way	M4 7LQ	Braemar Estates	
Beetham Tower 301 Deansgate	M3 4LQ	Braemar Estates	
Clydesdale House, 27 Turner Street	M4 1DG	Brooklands Estate Agent	
Rusholme Place	M14 5TE	Campus Living Villages (Manchester)	
The Lighthouse, 3 Joiner Street	M4 1PP	Lighthouse (Manchester) Management Ltd, c/o CapitalClimb Ltd	
THE HUB, 5 PICCADILLY PLACE	M1 3BP	Carrillion FM	
Castlegate Apartments 2 Chester Road	M15 4QG	Castlefield Developments Manchester Ltd	
Agecroft House, 34 Copperas Street	M4 1BJ	Central Manchester Holdings Limited	
City Stop Hotel, 8 Dantzic Street	M4 2AD	City Stop Hotel	
12 Left Bank	M3 3AH	Cork Street Properties Limited	
18 Left Bank	M3 3AJ	Cork Street Properties Limited	
Block A, B, C, D & E 12 Denmark Road	M15 6GQ	Crm Students Ltd	
Cambridge House, Cambridge Street	M15 6BQ	Crm Students Ltd	
Moss Court, Moss Lane East	M14 4PQ	Crm Students Ltd	
Ropemaker Court 500 Moss Lane East	M14 4PL	Crm Students Ltd	

Address	Postcode	Owner/manager	Comment
The Birchin 1 Joiner Street	M4 1PH	Dwell Developments Limited	
Beechwood House And Gardens, 9-11 Ladybarn Lane	M14 6NQ	Dwell Student Living	
Manchester Student Village (South), 357a Great Western Street	M14 4AH	Dwell Student Living	
Student Village Lower Chatham Street	M1 5SX	Dwell Student Living	
The Grafton 60 Grafton Street	M13 9NU	Dwell Student Living	
Weston Court, 45-47 Cromwell Range	M14 6HH	Dwell Student Living	
Skyline Central, 49-50 Goulden Street	M4 5EJ	Edenvale-Uk	
1 REGENT ROAD	M5 4SW	Fairbriar Hatbox Limited	
STANLO HOUSE SAMUEL OGDEN STREET	M1 7AZ	Frontis Homes Ltd (part of Your Housing Group)	Originally sent to two other management companies - not theirs, sent to Frontis / Your Housing Group 5-12-17
Darbishire House, 293a Upper Brook Street, Victoria Park	M13 0FW	Grove Park Limited Accommodation	
Ibis Hotel, 2 Pollard Street	M4 7DB	Ibis Hotels	
All Saints View 126 York Street	M1 7XN	Index Investments	Originally sent to University of Manchester - advised to send to Index Investments - sent by email 5/12/17
THE EIGHTH DAY 113 OXFORD ROAD	M1 7DU	Living Quarter	
1 REGENT ROAD	M3 4AY	Lq Developments Limited	
15 Burton Place	M15 4LR	Mainstay Group	
3 Burton Place	M15 4LR	Mainstay Group	
Burton Place, Ellesmere Street	M15 4LR	Mainstay Group	
MOHO 42 ELLESMERE STREET	M15 4JY	Mainstay Group	
TIMBER WHARF 32 WORSLEY STREET	M15 4NY	Mainstay Group	
25 Church Street	M4 1PE	Manchester Residential Management Limited	

Address	Postcode	Owner/manager	Comment
CENTURY BUILDINGS ST MARY'S PARSONAGE	M3 2DE	Manchester Residential Management Limited	
Avro House 34 Navigation Street	M4 6EJ	Mccauls	
Methodist International House, 68 Daisybank Road	M14 5QP	Methodist International House	
Flint Glass Wharf, 35 Radium Street	M4 6AD	Northern Group Management Limited	
Jutland House, 15 Jutland Street	M1 2BE	Obi Property Ltd	
1 Kelso Place	M15 4LE	Peel Land And Property	
CASTLE QUAY CHESTER ROAD	M15 4NT	Peel Land And Property	
Cooper House, 2 Camelford Close	M15 6PR	Peel Land And Property	
PICCADILLY LOFTS 70 DALE STREET	M1 2PE	PICCADILLY LOFTS (MANAGEMENT) LIMITED	
DAMAZ BUILDING 18 SHARP STREET	M4 4BZ	PREMIER ESTATES	
THE RED BUILDING, 6 LUDGATE HILL	M4 4BW	PREMIER ESTATES	
20 Loom Street	M4 6AN	Premier Estates Limited	
Angel Meadows 23 Naples Street	M4 4HA	Premier Estates Limited	
Skyline Chambers, 5 Ludgate Hill	M4 4TG	Premier Estates Limited	
The Citadel 15 Ludgate Hill	M4 4AL	Premier Estates Limited	
Macintosh Mills 4 Cambridge Street	M1 5GH	Pulse Property Management	
5 MUNDAY STREET	M4 7AY	Redpath Bruce Property Management Limited	
Milliners Wharf, 2 Munday Street	M4 7BD	Redpath Bruce Property Management Limited	
TUSCANY HOUSE 19 DICKINSON STREET	M1 4LX	Rendall and Rittner	
2 Left Bank	M3 3AD	Rendall and Rittner	
51 Whitworth Street West	M1 5EB	Rendall and Rittner	
Great Northern Tower 1 Watson Street	M3 4EE	Rendall and Rittner	

Address	Postcode	Owner/manager	Comment
The Boatmans 42 City Road East	M15 4QF	Rendall and Rittner	
GARDEN HOUSE 114 HIGH STREET	M4 1HQ	Smithfield (Estate Management Company) Limited	
Junction House 16 Jutland Street	M1 2DS	The Junction Co-Operative Management Company Limited	
GEORGE KENYON HALL BOOTH STREET EAST	M13 9PY	The University of Manchester	
OWENS PARK, 293 WILMSLOW ROAD	M14 6HD	The University of Manchester	
WRIGHT ROBINSON HALL ALTRINCHAM STREET	M1 7JA	The University of Manchester	
The Works Aparthotel, 33 Withy Grove	M4 2BJ	The Works Aparthotel Ltd	
ORIENT HOUSE GRANBY ROW	M1 7AP	Uncle	
Cavendish Place, 20 Wilmott Street	M15 6AS	Unite Students	
New Medlock House Chester Street	M15 6JX	Unite Students	
Parkway Gate 50 Chester Street (Blocks 1, 2 & 3)	M15 6JH	Unite Students	
Piccadilly Point 23 Berry Street	M1 2AD	Unite Students	
Connect House 1 Henry Street	M4 5DA	Urban Bubble	Information to be provided 12/12/2017
Advent House 2 Isaac Way	M4 7EP	Urban Bubble	Information to be provided 12/12/2017
Canal Point 1 New Union Street	M4 6BS	Urban Bubble	Information to be provided 12/12/2017
Freshfields Spindletree Avenue	M9 7HQ	Urban Bubble	Information to be provided 12/12/2017
Icon 25 101 High Street	M4 1HG	Urban Bubble	Information to be provided 12/12/2017
Navigation House 20 Ducie Street	M1 2DP	Urban Bubble	Information to be provided 12/12/2017
Nuovo Apartments 59 Great Ancoats Street	M4 5AE	Urban Bubble	Information to be provided 12/12/2017
The Design House 108 High Street	M4 1HT	Urban Bubble	Information to be provided 12/12/2017
The Met 40 Hilton Street	M1 2BL	Urban Bubble	Information to be provided 12/12/2017
Vantage Quay 5 Brewer Street	M1 2ER	Urban Bubble	Information to be provided 12/12/2017

Address	Postcode	Owner/manager	Comment
Whittles Croft 42 Ducie Street	M1 2DE	Urban Bubble	Information to be provided 12/12/2017
Bridge House 26 Ducie Street	M1 2DQ	Urban Bubble	Information to be provided 12/12/2017
Pall Mall House, 18 Church Street	M4 1PN	Urban Bubble	Information to be provided 12/12/2017
THE SORTING HOUSE 83 NEWTON STREET	M1 1EP	Urban Bubble	Information to be provided 12/12/2017
Vie Building, 189 Water Street	M3 4JE	Vie (Manchester) Management Company Limited	
Vita Student Manchester, Circle Square, Nobel Way (off Oxford Road)	M1 7FA	Vita Student	
Vita Student Manchester, First Street, 13 Jack Rosenthal Street	M15 4RB	Vita Student	
33 Simpson Street	M4 4BG	Wallace Estates Limited	
EASTSIDE VALLEY 1 ISAAC WAY	M4 7EE	Wallace Estates Limited	