

JEFF SMITH MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Benzion Freshwater and David Davis
Metropolitan Properties Ltd
Freshwater House
158 – 162 Shaftesbury Avenue
London
WC2H 8HR

Our Ref: JS77477

3 April 2024

Dear Mr Freshwater and Mr Davis

We are contacting you regarding Mauldeth House, Nell Lane, Manchester, M21 7RL, which is owned by your company Metropolitan Properties Ltd. This seven storey office building is no longer in use, and we are keen to understand your plans for the site.

As you may be aware, Mauldeth House has become a dreadful blight on the local community. Councillors have received many complaints from local residents who are both anxious and angry about the building being occupied by squatters and vandalised; and about having to call police to attend because young people had broken in at great risk to themselves and others – as happened almost every evening in recent weeks.

Virtually every south-facing window on the top floor is broken and open to the elements. The ground floor has been secured with wire mesh. The site is surrounded with Heras fencing and the ground floor is littered with glass from the broken windows.

You will be aware that the site is adjacent to a local High School, and the Head Teachers of the school have also contacted us to share their concerns. Indeed, five thousand children attend four excellent schools in the immediate vicinity of the site. Because it is so close to the tram stop, children attend from some distance away, and the abandoned building has become an attraction for young people looking for excitement. Local Head Teachers have told us of their anxiety that one day soon, some of this mischief-making will result in a tragic incident.

Because of the problems it is causing, this building has already cost the public purse a significant amount of money which should be used more productively. How long must long-suffering residents, who live and work here and look at the derelict building every day have to put up with this?

We understand there are no current plans to sell the building. We are not aware of any proposals for the site coming forward through the Council's planning team. We have also spoken to other developers who have told us that they previously approached you with a view to putting the land to positive use, but that you have been unwilling to sell.

For the local community this is disappointing news because the building is quickly deteriorating. This building may be viewed as an asset on your balance sheet, but local people who look at it every day see it as a dangerous eyesore and want it put to good use.

WORKING FOR MANCHESTER WITHINGTON
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We urge you please to engage seriously and promptly with Manchester City Council so that the site can be redeveloped or repurposed and make a positive contribution for the local community.

We look forward to your reply

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jeff Smith', with a stylized flourish at the end.

Jeff Smith MP

Councillor Joanna Midgley, Deputy Leader, Manchester City Council and Councillor for Chorlton Park ward

Councillor Mandie Shilton Godwin, Chorlton Park ward

Councillor David Rawson, Chorlton Park ward

Councillor Gavin White, Executive Member for Housing and Development Manchester City Council