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INVESTORS REPORT
For
FOX STREET - LIVERPOOL

June 2017

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Issue:	Fourteen
Document Reference:	Investors Report
Project Reference:	Fox Street
Date of Issue:	15/06/17
Revision:	1
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1.0 EXECUTIVE SUMMARY

The Development programme is currently being reviewed in light of progress on site over the last 3 months. The current anticipated completion dates for the various blocks are now as follows albeit subject to change once a review has been completed:-

Block A – Complete

Block B – 6th October 2017

Block C – 28th August 2017

Block D – 1st June 2018

Block E – 28th August 2017

Progress on site over the reporting period between March and June 2017 has stalled whilst Fox Street Village Ltd re-organise their finances in line with the anticipated spend profile.

A meeting with all the major subcontractors has been held to advise them what the current strategy for completion is.

The latest site inspection took place on 13th June 2017 to review progress on site. The inspection assessed works undertaken to date on the overall site development area. The following observations were made.

Site Progress undertaken to date include:-

Site set up complete

Block A:-

All works complete

Blocks B, C and E:-

Demolition complete

Substructure ground beams and pads complete

Ground floor slab cast

Structural frame complete

Upper floors complete

External timber panels complete

Brickwork complete

Lift shafts complete

Roof coverings complete

Metal stud work complete to Block C and E, 30% Complete on Block B

Plasterboarding complete on Block C and E, 20% complete on Block B

Plaster skimming complete on Block C and E

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First fix mechanical and Electrical complete on Blocks C and E, 90% complete on Block B

First fix electrical complete on Block B

First and second fix mechanical and Electrical complete on Blocks C and E

Staircases complete

Balustrading complete on Block C and E, 50% complete on Block B

Window installation complete

Under slab drainage complete

Painting 85% complete Blocks C and E

First and second fix joinery complete on Block C and E

Kitchen installation complete on Blocks C and E

Tiling complete on Blocks C and E

Rainscreen cladding 95% complete on Blocks C and E, 50% on Block B

Block D:-

Demolition complete

Both basements cast

Concrete pads and ground beams complete

Structural frame erection complete

Upper floors commenced

Staircases complete

Drainage 90% complete

Works expected to be undertaken over the next reporting period:-

Blocks B, C and E:-

Works will be focused on Block C and E with little progression on Block B

Completion of decorating

Commence floor coverings

Commenced testing and commissioning of services

Completion of rain screen cladding

Stud partitioning to Block B

Block D:-

Upper floors to re-commence

External walls to commence

2.0 PROJECT STATUS REPORT

Project:	Fox Street Liverpool		
1.0 Project Description			
	Development, design and construction of five blocks (four new build, one conversion of existing warehouse) to provide 423 residential apartments in two separate phases. The scheme comes with hard and soft landscaping works.		
2.0 Project Team		Contract	Warranties
Client	Fox Street Village Limited	Executed	-
Main Contractor	Linmari Construction Limited	Executed	
Architect	The Keith Davidson Partnership	Executed	
Structural Engineer	ADS Structural Limited	Executed	
Services Engineer	Progressive Services Design Limited	Executed	
Cost Consultant	Gleeds	Executed	
Principal Designer	Coresafe Consulting Limited		
Building Control	Building Consents	Executed	
Sub-Contractors	Various – to be appointed	Ongoing	
3.0 Key Programme Dates		Original Planned	Achieved/Anticipated
Pre-Construction Start	June 2015	June 2015	
Construction Start on Site	September 2015	November 2015	
Completion	December 2016	Block A – Complete, Block B – 6 th October 2017, Block C – 28 th August 2017, Block D – 1 st June 2018, Block E – 28 th August 2017.	
Construction Duration	19 months		
4.0 Programme / Progress			
Current Status	Blocks B, C, D and E behind original programme		
5.0 Statutory & Other Approvals			
Planning	Full planning was granted, referenced 14F/1767, on 22 nd April 2015 for 360 units. Planning approval for Block E awaited following negotiations with the planning department.		
Asbestos Removal	Further to the asbestos survey the asbestos strip out has been completed and the air testing undertaken to enable works to commence on the existing retained Swainbanks Building.		
6.0 Risk Items		Action	
Programme delay		Linmari to re-programme works to completion	

3.0 CONSTRUCTION PROGRAMME

A revised programme to complete is currently being prepared and will be reported on in future reports.

4.0 PROGRESS PHOTOS



External façade to Block C with Scaffold now removed



External façade to Block B



Completion of frame and staircases to Block D



Internal units to Block C and E awaiting floor finishes