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INVESTORS REPORT
For
FOX STREET - LIVERPOOL

October 2017

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Honeycomb
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FOX STREET, LIVERPOOL

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1.0 EXECUTIVE SUMMARY

The Development programme is still currently being reviewed. 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 December 2017

Block C – Complete

Block D – End of October 2018

Block E – Complete

Once again progress on site over the reporting period has been concentrated on Blocks C/E and B. No further work has been undertaken on Block D. Work on Block D has been delayed due to one of the subcontractors experiencing a major fire at their production premises resulting in damage to materials. Due to the delay of works to Block D the anticipated completion date has been put back to the end of October 2018. This date will continue to be reviewed once works re-commence (expected to be December 2017).

The latest site inspection took place on 9th November 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:-

Handed over

Block C:-

Handed over

Block E:

Handed over

Block B:-

Demolition complete

Substructure ground beams and pads complete

Ground floor slab cast

Structural frame complete

Upper floors complete

External timber panels complete

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Brickwork complete

Lift shafts complete

Roof coverings complete

Metal stud work complete

Plasterboarding first fix complete

Plasterboard second fix 75% complete

Plaster skimming 60% complete

First fix mechanical and Electrical complete

Second fix mechanical and Electrical 30% complete

Staircases complete

Balustrading 75% complete

Window installation complete

Under slab drainage complete

Painting 15% complete

First and second fix joinery 25% complete

Kitchen installation 30% complete

Tiling 25% complete

Rainscreen cladding 75% complete

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:-

Block B:-

Works will be focused on B to achieve hand over early December

Block D:-

Nothing envisage – works due to re-commence in December

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 December 2017, Block C – Complete, Block D – 1 st November 2018, Block E – Complete	
Construction Duration	19 months		
4.0 Programme / Progress			
Current Status	Blocks B, 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 of Block E



External façade of Block B



Block B – Ground floor corridor



Block B – First floor corridor



Block B – Escape Staircase



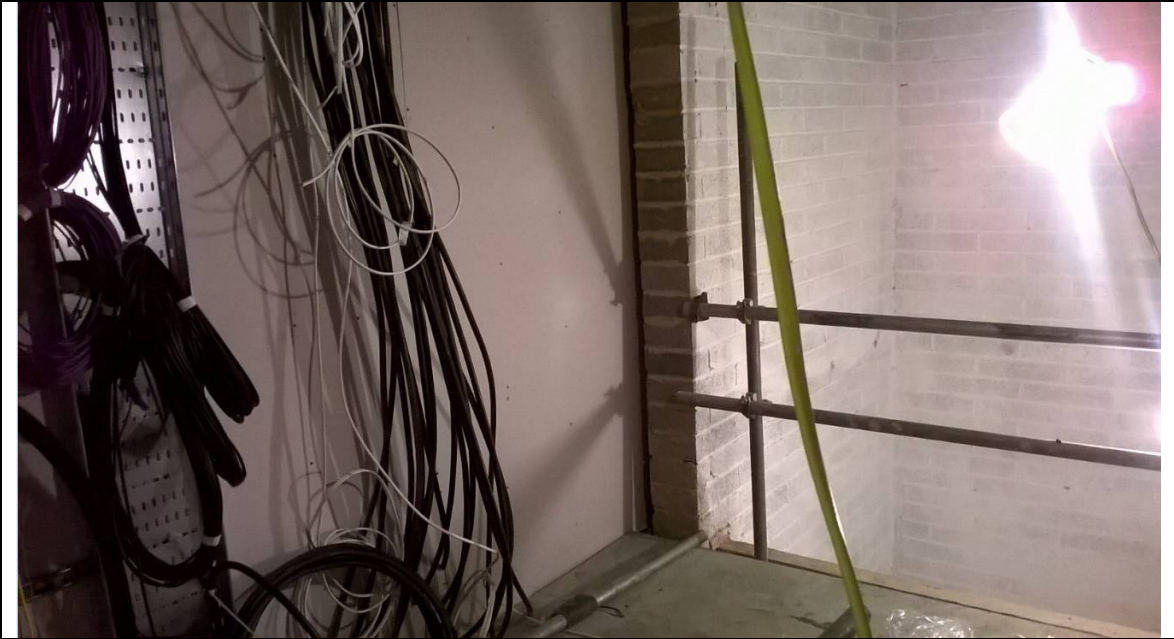
Block B – 5th floor apartment



Block B – 6th floor apartment



Block B – 6th Floor apartment



Block B – Lift shaft and first fix electrical works