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# INVESTORS REPORT For FOX STREET - LIVERPOOL

September 2017

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Edmund Street  
Liverpool  
L3 9NG

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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 – 6<sup>th</sup> December 2017

Block C – Complete

Block D – 1<sup>st</sup> June 2018

Block E – 28<sup>th</sup> October 2017

Once again progress on site over the reporting period has been concentrated on Blocks C/E and B. Little work has progressed on Block D with the exception of works to the lift shafts.

The latest site inspection took place on 5<sup>th</sup> October 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

#### **Blocks B 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 E, 100% Complete on Block B

Plasterboarding complete on Block E, 70% complete on Block B

Plaster skimming complete on Block E, 40% complete on Block B

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

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First fix electrical complete on Block B

First and second fix mechanical and Electrical complete on Blocks E

Staircases complete

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

Window installation complete

Under slab drainage complete

Painting 90% complete Blocks E

First and second fix joinery complete on Block E, 10% complete on Block B

Kitchen installation complete on Block E

Tiling complete on Block E

Rainscreen cladding complete on Blocks 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:-**

Block E will be handed over

Works will be focused on B and D

Continue stud partitioning to Block B

Decoration commencing on Block B

#### **Block D:-**

Upper floors to re-commence

External walls to commence

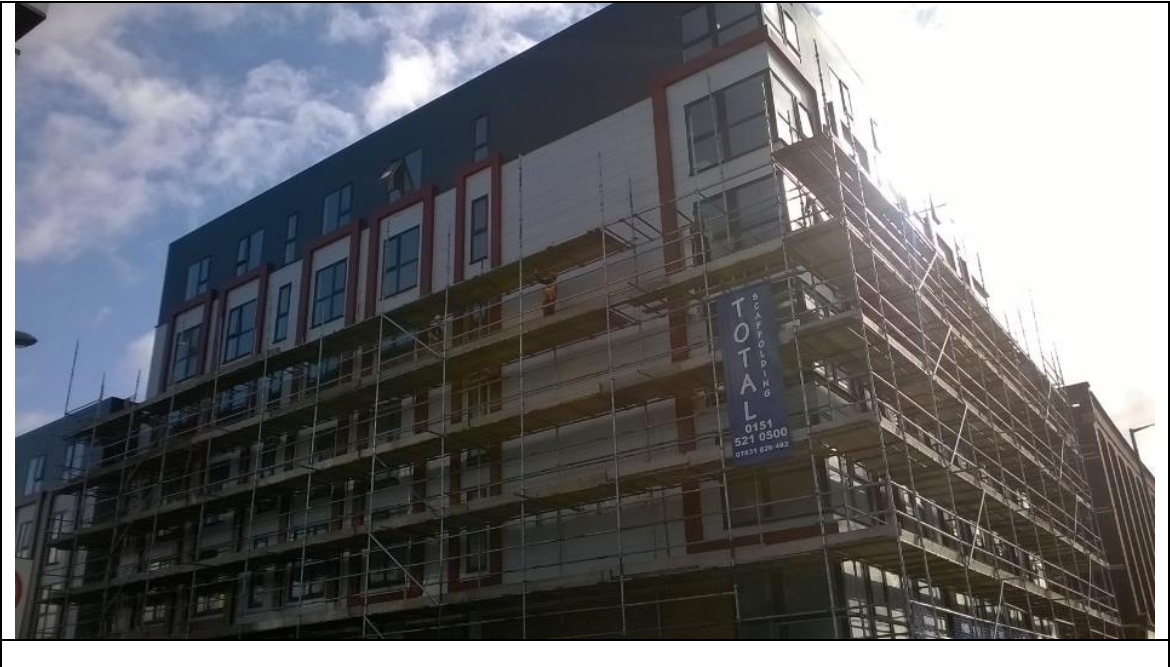
## 2.0 PROJECT STATUS REPORT

<b>Project:</b>	<b>Fox Street Liverpool</b>		
<b>1.0 Project Description</b>			
	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.		
<b>2.0 Project Team</b>		<b>Contract</b>	<b>Warranties</b>
Client	Fox Street Village Limited	<b>Executed</b>	-
Main Contractor	Linmari Construction Limited	<b>Executed</b>	
Architect	The Keith Davidson Partnership	<b>Executed</b>	
Structural Engineer	ADS Structural Limited	<b>Executed</b>	
Services Engineer	Progressive Services Design Limited	<b>Executed</b>	
Cost Consultant	Gleeds	<b>Executed</b>	
Principal Designer	Coresafe Consulting Limited		
Building Control	Building Consents	<b>Executed</b>	
Sub-Contractors	Various – to be appointed	<b>Ongoing</b>	
<b>3.0 Key Programme Dates</b>		<b>Original Planned</b>	<b>Achieved/Anticipated</b>
Pre-Construction Start	June 2015	June 2015	
Construction Start on Site	September 2015	November 2015	
Completion	December 2016	Block A – Complete, Block B – 6 <sup>th</sup> December 2017, Block C – Complete, Block D – 1 <sup>st</sup> June 2018, Block E – 28 <sup>th</sup> October 2017.	
Construction Duration	19 months		
<b>4.0 Programme / Progress</b>			
Current Status	Blocks B, D and E behind original programme		
<b>5.0 Statutory &amp; Other Approvals</b>			
Planning	Full planning was granted, referenced 14F/1767, on 22 <sup>nd</sup> 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.		
<b>6.0 Risk Items</b>		<b>Action</b>	
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





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