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INVESTORS REPORT For FOX STREET - LIVERPOOL

November 2016

Gleeds Cost Management Ltd
Honeycomb
Edmund Street
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L3 9NG

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FOX STREET, LIVERPOOL

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1.0 EXECUTIVE SUMMARY

The Development programme is has been reviewed in light of various project scope changes and the completion dates for each of the blocks has been firmed up. Dates are as follows extracted from the programme within Section 3 of this report:-

Block A – 21st July 2016

Block B – 21st July 2017

Block C – 20th June 2017

Block D – 1st September 2017

Block E – 3rd July 2017

Scope changes which have occurred are the introduction of an additional new build block (Block E) creating 40 additional cluster apartments and the omission of all underground parking.

All Subcontractor orders for the new build blocks have been placed.

The latest site inspection took place on 4th November 2016 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 to Blocks C and E, 75% complete on Block B

External timber panels complete to blocks C and E, 30% complete Block B

Brickwork 30% complete Block E

Lift shafts 60% complete

Roof coverings complete on Blocks C and E

Metal stud work complete on Block C and E

Plasterboarding 50% complete on Block C and E

Plaster skimming 25% complete on Block C

First fix mechanical and Electrical commenced on all blocks

FOX STREET, LIVERPOOL

Staircases complete

Window installation 90% complete on Block C, 75% complete on Block E

Underslab drainage complete

Block D:-

Demolition complete

One basement complete

Second basement works commenced

Concrete pads and ground beams complete

Structural frame erection 50% complete

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

Blocks B, C and E:-

Window Installation complete

Roof complete on Block B

Upper floors for Block B complete

M&E first fix 75% complete Block C

Metal stud 50% complete Block B

Plaster skimming 75% complete Block C

Lift shafts complete

Brickwork 75% complete

Block D:-

Complete second basement works

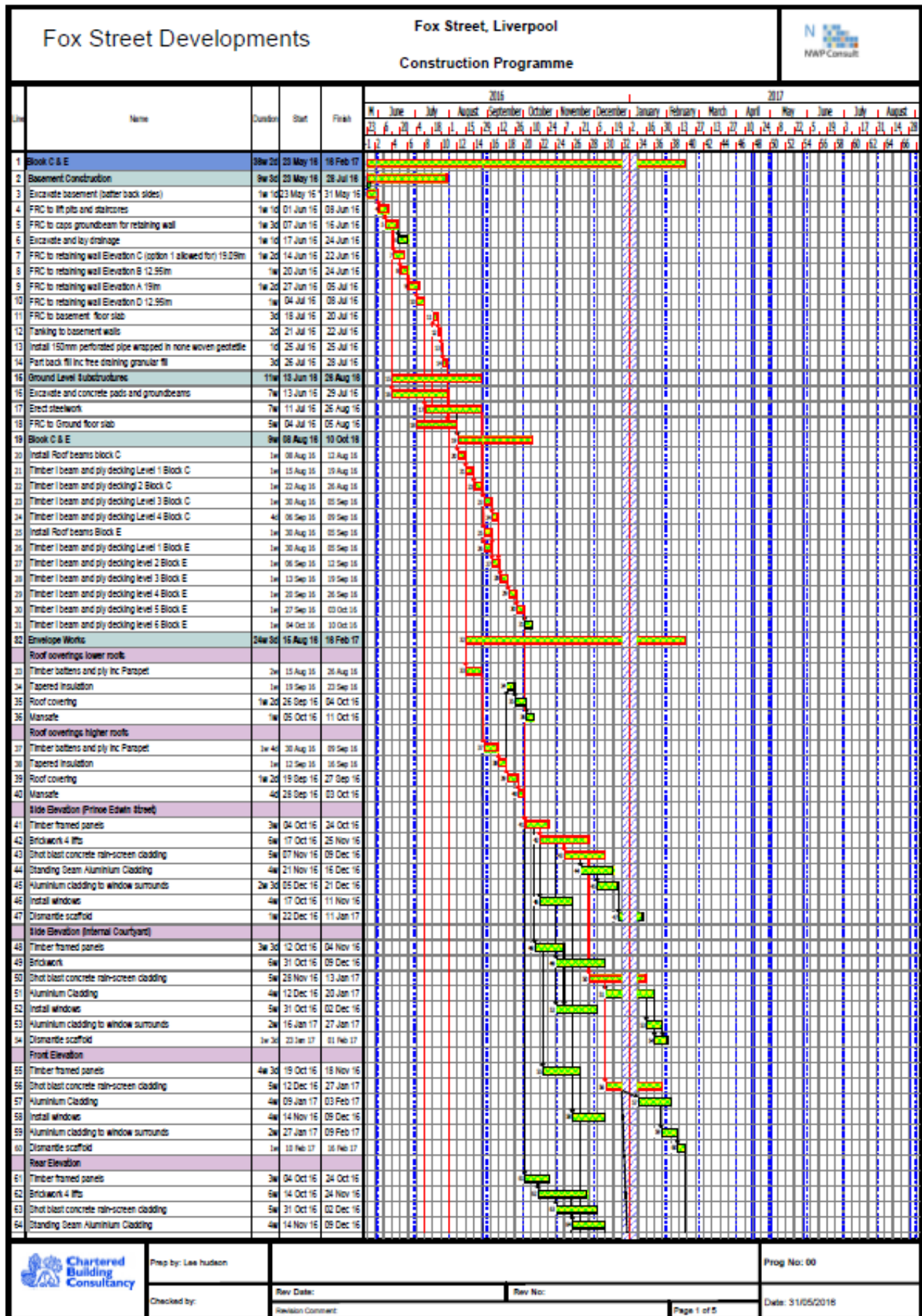
Steel frame 75% complete

Upper floors commenced

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 – September 2016, Block B – 21 st July 2017, Block C – 20 th June 2017, Block D – 1 st September 2017, Block E – 3 rd July 2017.	
Construction Duration	19 months		
4.0 Programme / Progress			
Current Status	On programme		
5.0 Statutory & Other Approvals			
Planning	Full planning was granted, referenced 14F/1767, on 22 nd April 2015 for 360 units.		
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	
No significant risks to report at this stage			

3.0 CONSTRUCTION PROGRAMME



Prep by: Lee Hudson

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4.0 PROGRESS PHOTOS



External envelope Block E and C



Internal upper floors of Block B



External Envelope Block E



External Envelope Block C



External Envelope Block B



Frame to block D