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INVESTORS REPORT
For
FOX STREET - LIVERPOOL

March 2017

Gleeds Cost Management Ltd
Honeycomb
Edmund Street
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L3 9NG

Issue:	Thirteen
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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 – Complete

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 17th March 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, 20% Complete on Block B

Plasterboarding complete on Block C and E, 10% complete on Block B

Plaster skimming complete

First fix mechanical and Electrical complete on Blocks C and E, 20% complete on Block B

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Second fix mechanical and Electrical 90% 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 fix joinery complete on Block C and E

Kitchen installation 95% complete on Blocks C and E

Tiling 95% complete on Blocks C and E

Rainscreen cladding 50% complete

Block D:-

Demolition complete

Both basements cast

Concrete pads and ground beams complete

Structural frame erection 98% complete

Upper floors commenced

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 sanitary ware

Completion of decorating

Commence floor coverings

Commenced testing and commissioning of services

Continue with completion of rain screen cladding

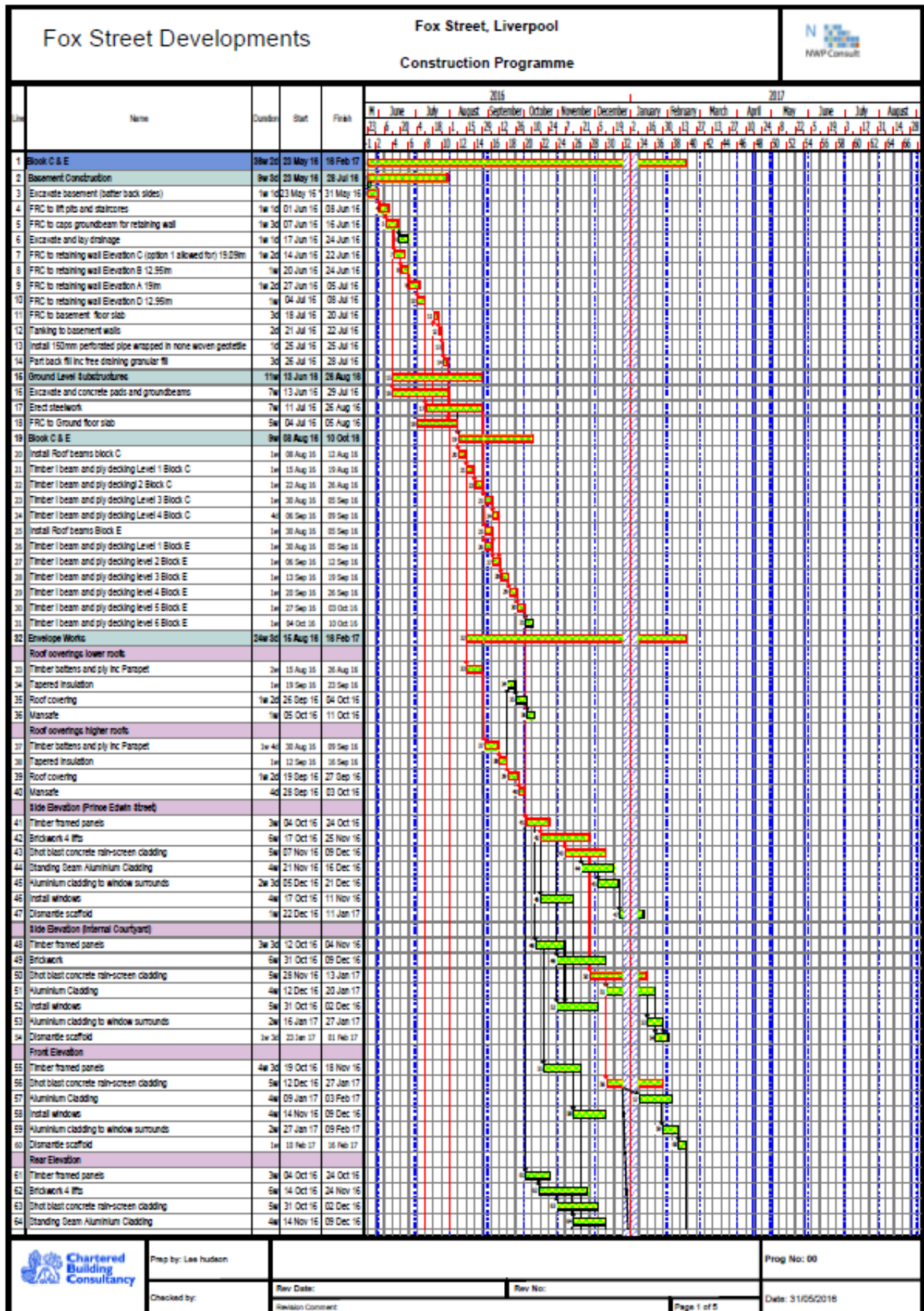
Block D:-

Steel frame to be complete

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 – 21 st July 2017, Block C – 30 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	Blocks B, D and E 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

Prog No: 00

Checked by:

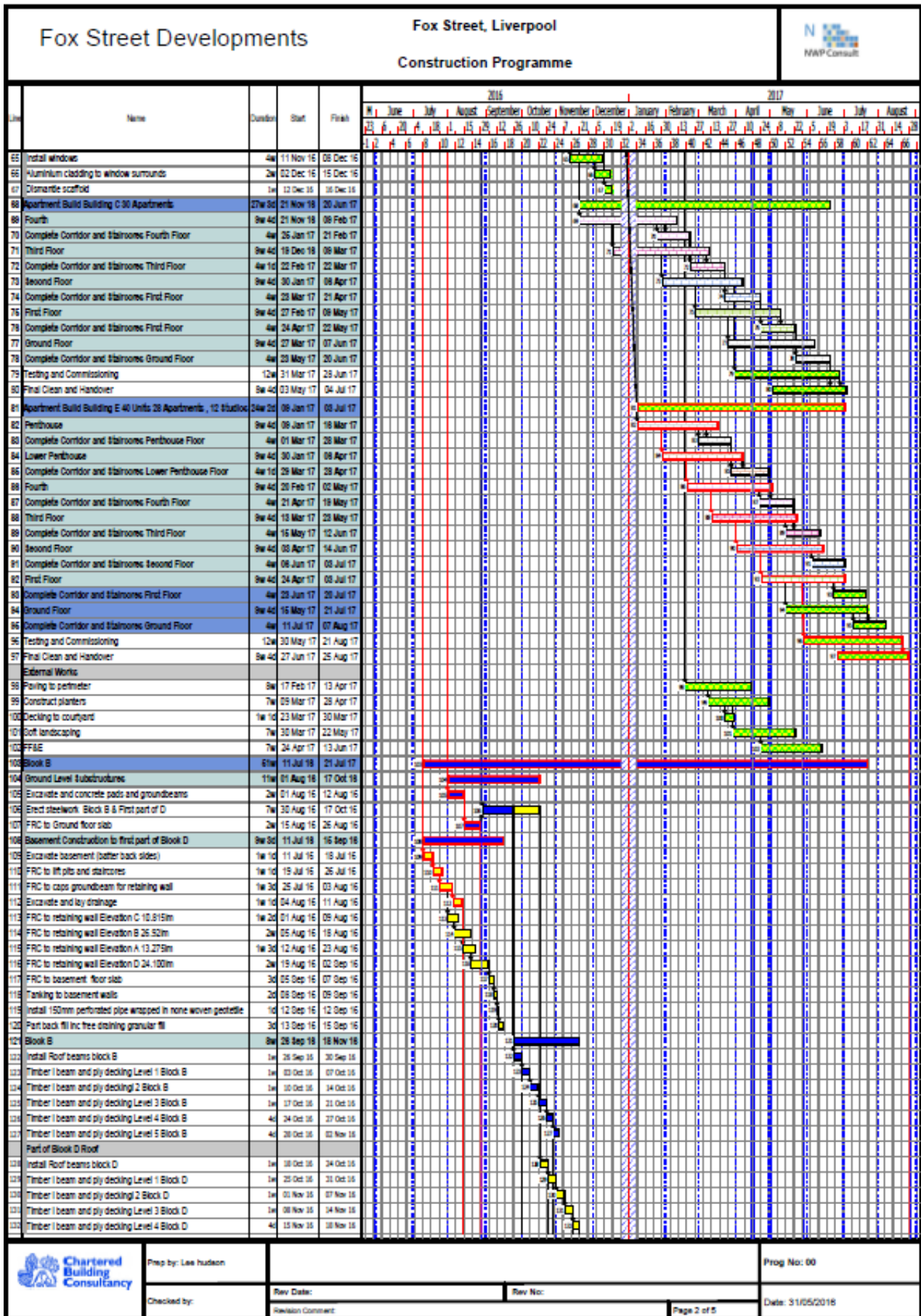
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3.0 CONSTRUCTION PROGRAMME (CONT'D)



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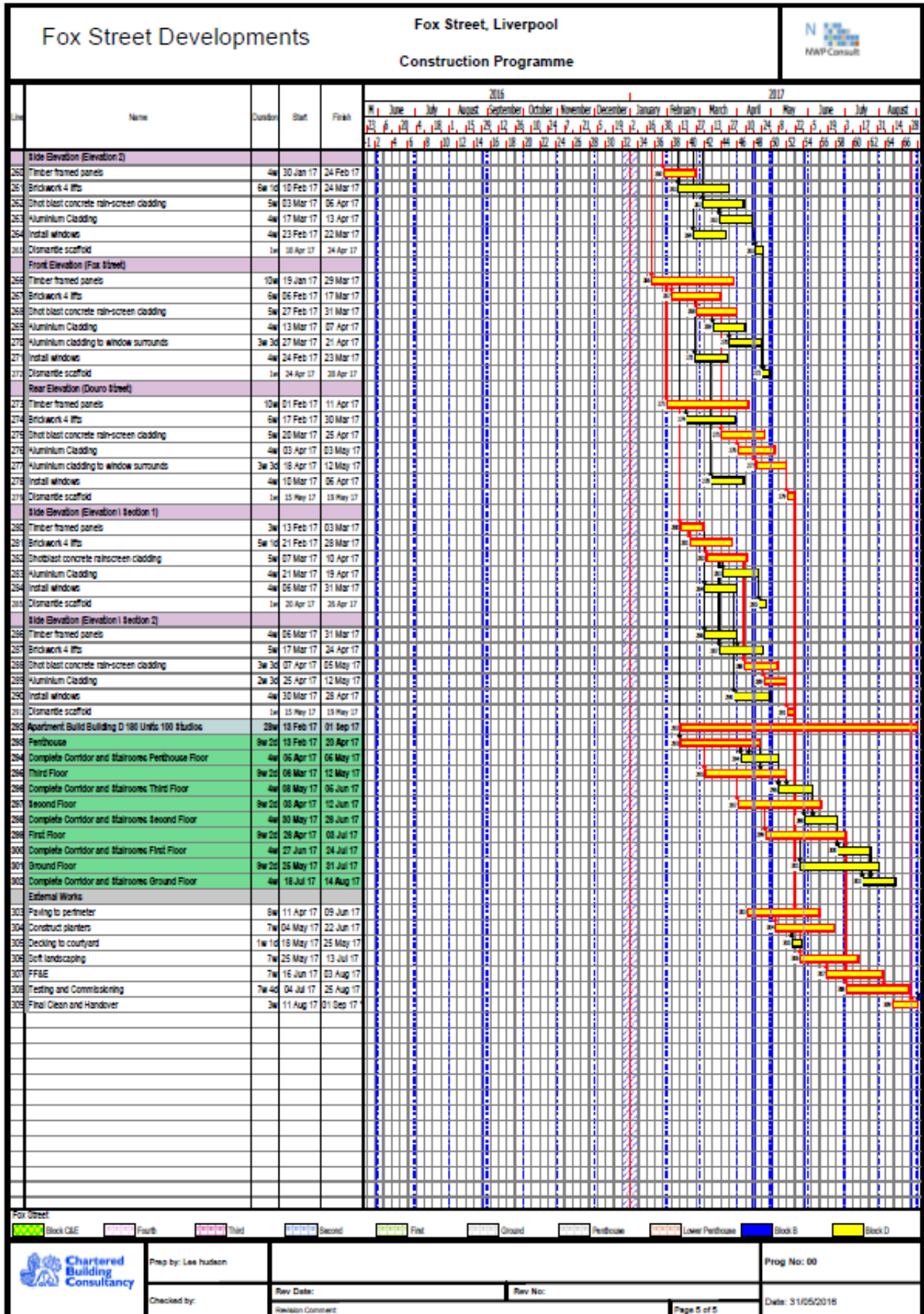
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3.0 CONSTRUCTION PROGRAMME (CONT'D)



4.0 PROGRESS PHOTOS



Completion of last staircase and steel frame to Block D



External elevation to Block B



External elevation to Block C



External elevation Block B (from courtyard)



Internal corridors to Block C/E



Kitchen fit out to Block C

4.0 PROGRESS PHOTOS



Kitchen fit out to Block E



Boiler installation to Plant room to serving Block B, C and E