

8 WATER STREET LIVERPOOL – THE RESIDENCE APARTMENTS CONSTRUCTION STAGE – PROGRESS TO P/E 10 JUNE 2017

NARRATIVE

Preamble

We have been instructed by Sino Swan Ltd to carry out an interim inspection and progress report. All construction stage phase 1 works (as listed below) are now fully completed. As previously advised, this phase also includes for isolation of the commercial demise from the new apartment areas and all associated works.

Construction stage phase 2 works are progressing very well and we have attached a progress chart accordingly. Generally, progress per floors is as follows:

Ground Floor – all 1st fix construction, mechanical, electrical and ventilation completed with plastering started this week. Drainage all completed and tested.

First Floor – all 1st fix partition works completed. Mechanical, electrical and ventilation 1st fix works will be completed by 17 June 2017. Drainage will be completed within the next 2 days.

Second Floor – all 1st fix construction, mechanical and electrical completed. Drainage and ventilation will be completed by 17 June 2017.

Third Floor – 1st fix partition works will be completed by 22 June 2017. 1st fix mechanical and electrical works have started

Fourth Floor – all materials loaded and setting out completed

Fifth Floor – all alterations completed. Core drilling commenced.

Generally – all main services containment works progressing well. Sound testing all completed from third to ground floor. External building cleaning has commenced and will be completed by 24 June.

Contractor progress meetings are convened on a weekly basis. The last Building Control inspection was carried out on 6 June and all relevant stages approved.

A further progress report and programme analysis will be carried out to period ending 12 July 2017 and furnished to Ascot Property Consultants accordingly.

Construction Stage Phase 1 – Apartment Demise

1.0 Strip out

- 1.1 All fittings & fixtures removed and disposed off site
- 1.2 All signage and mountings removed
- 1.3 All other redundant items disposed off site

2.0 Demolitions

- 2.1 All steel wrapped raised flooring removed throughout; including all supports, cleats and angles
- 2.2 All sub floors prepared and left ready for installation of new partitions
- 2.3 All suspended ceiling tiles and grids removed throughout; including hangers and trims
- 2.4 All ceiling lights and fittings
- 2.5 All steel air vent ducting; ground floor to fifth floor (inclusive)
- 2.6 All air conditioning ducting and cassettes; ground floor to fifth floor (inclusive)

- 2.7 All communication cabling and steel cable trays to floors and walls
- 2.8 All redundant electrical wiring; including floor and wall sockets
- 2.9 Glazed screens in former office partitions
- 2.10 Stud partitions and all coverings
- 2.11 General duct casings
- 2.12 Ring heating system coverings and elements (all external walls throughout)
- 2.13 Brick/block walling to north core area
- 2.14 Concrete walling to north core area
- 2.15 All redundant cast iron pipe work
- 2.16 All redundant copper and steel pipe work
- 2.17 Redundant gantries and steel supports
- 2.18 Air conditioning condensers and handling units (disconnection elsewhere)
- 2.19 Water heaters and associated connections
- 2.20 Boilers, tanks, pumps to north core
- 2.21 All asbestos as reported by specialist consultant; removed under license and certified

3.0 Mechanical & Electrical – Alteration/Adaption

- 3.1 Disconnection of all air handling and air conditioning equipment
- 3.2 Disconnection of all electrical supplies and provision of distribution boards on ground to fifth floors (inclusive)
- 3.3 De-gasing of all equipment; certification and compliance
- 3.4 De-gasing of all mains pipe runs; certification and compliance
- 3.5 Decommissioning of all boilers and localised water heaters prior to removal by demolition contractor
- 3.6 Drain down of heating system throughout prior to removal by demolition contractor
- 3.7 Communication system cut off and adjustments for commercial unit retention
- 3.8 Mains water cut off and alterations for serving commercial demise
- 3.9 Retention works in maintaining communal toilets – basement to second floor (inclusive)
- 3.10 Adjustments to fire alarm system including certification and compliance
- 3.11 Alterations to utilities in readiness for apartment demise
- 3.12 New armoured cabling from north core to south core
- 3.13 All alterations as required to communal electricity meters
- 3.14 All alterations as required to water meters
- 3.15 All works associated with gas mains removal
- 3.16 All enabling works with regard to north core and south core elevators

4.0 Elevation Treatments & Structures

- 4.1 Structure moment testing works to fourth floor concrete frame; cutting back and exposing columns and beams
- 4.2 Checking window reveals and seals
- 4.3 Access equipment to all elevations; superficial checking of cladding panels
- 4.4 Checking main roof parapets at fourth and fifth floor levels
- 4.5 Checking side roof parapets at second floor level

Construction Stage Phase 2 – Apartments Ground to Fifth Floors (inclusive)

1.0 Partition Works

- 1.1 Marking/setting out and general apartment arrangement completed to ground, 1st, 2nd, 3rd, 4th and 5th floors. Access scaffolding to 5th floor installed with 4th floor loading bays formed.
- 1.2 1st Fix partition walls and formation of all apartments completed to ground, first and second floors. Third floor to be completed within the next week
- 1.3 1st Fix ceilings completed to ground, first and second floors.
- 1.4 Fourth floor loaded up with materials and base studs being formed
- 1.5 All service duct risers formed from ground to third floor.
- 1.6 Plastering/ 2nd fix works to ground floor underway

2.0 Mechanical & Electrical

- 2.1 Mains to north & south cores are completed.
- 2.2 Individual apartment utility connection applications have been furnished.
- 2.3 First fix plumbing works to ground floor apartments are completed.
- 2.4 First fix electrical works completed to ground floor.
- 2.5 First fix ventilation ducting completed to ground floor.
- 2.6 First fix plumbing works to second floor completed.
- 2.7 First fix electrical works to second floor completed.
- 2.8 First fix ventilation ducting to second floor underway.
- 2.9 First fix plumbing & electrical works to first floor will be completed next week.

3.0 Other Works

- 3.1 Concrete core cutting completed from ground to third floor.
- 3.2 Drainage completed to ground first & second floors.
- 3.3 External elevation power cleaning well underway.
- 3.4 Sound testing and compliance with building regulations completed.
- 3.5 Kitchen units for ground floor manufactured and arriving on site next week.
- 3.6 Kitchen units for first and second floors being manufactured.

PROFESSIONAL TEAM AND POSITION STATEMENT

ARCHITECTS: 53/73 Development Consultants Planning & Design
Lead Architect: Mark Heyes, ARIBA

All building regulation works are completed including Part A structural, Part B fire regulations, Part E sound testing, Part F ventilation, Part H drainage and waste disposal, Part L power conservation, Part M access and Part P electrical. Working drawings are completed along with specifications.

STRUCTURAL ENGINEERS: Interim Consultancy Solutions Ltd
Lead Engineer: David Ricketts, BSc CEng MICE

Full structural survey of the building has been completed. The structural engineers have been liaising with the Architects in completing all regulatory requirements.

MECHANICAL & ELECTRICAL ENGINEERS:
Veridian Consulting Engineers Ltd
Lead Engineer (Mechanical): John Hughes, BEng (Hons) CEng MCIBSE
Lead Engineer (Electrical): Paul Harris, BEng (Hons) CEng MIET

All design work has been completed and working drawings issued. All Building Regulations agreed and implemented.

BUILDING CONTROL: Building Consents Ltd
Lead Officer: Peter Carney, BEng (Hons) CEng MStructE MCABE AIFireE

Agreeing all basic building regulation requirements with the design team. Plan checking including appraisals of fire and structural engineering calculations. Consultations with the relevant Fire Brigade departments. Issue of all necessary legal notices and certifications. Overall monitoring of building regulations and fire compliance.

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CONSTRUCTION STAGE PHASE 1 PROGRESS CHART - P/ 10 MAY 2017

WORKS ELEMENT	Gd Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Main Roof	Side Roof
Remove suspended flooring	N/A	100%	100%	100%	100%	100%	N/A	N/A
Prepare sub floor	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove ceiling lights & fittings	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove suspended ceilings	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove air con ducting	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove floor & ceiling cables	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove stud partitions	100%	100%	100%	100%	100%	100%	N/A	N/A
Remove glazed partitions	100%	100%	100%	100%	100%	100%	N/A	N/A
Remove fixtures & fittings	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove ring system heating	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove duct casings	N/A	100%	100%	100%	100%	100%	N/A	N/A
Remove air handling ducting	N/A	100%	100%	100%	100%	100%	N/A	N/A
De-gas air con units	N/A	N/A	N/A	N/A	N/A	100%	100%	100%
Remove air-con condensers	N/A	N/A	N/A	N/A	N/A	N/A	100%	100%
De-commission & certify	N/A	N/A	N/A	N/A	N/A	100%	100%	100%
Fire Alarm adjustments	100%	100%	100%	100%	100%	100%	100%	100%
New Air-con - commercial units	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
New Air-con test/compliance	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
Communal electrical adjustment	100%	100%	100%	N/A	N/A	100%	100%	100%
Communal meter adjustment	100%	100%	100%	100%	100%	100%	N/A	N/A
Electrical isolations & certs	100%	100%	100%	100%	100%	100%	100%	100%
W.C adaption -commercial	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
Water mains - adaptations	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
Water tank alterations	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A
Water tank removals	N/A	N/A	N/A	N/A	N/A	N/A	100%	N/A

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CONSTRUCTION STAGE PHASE 2 PROGRESS CHART – P/E 10 MAY 2017

WORKS ELEMENT	Gd Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Main Roof	Side Roof
Setting out for partitions	100%	100%	100%	100%	100%	60%	N/A	N/A
Core riser adaptations for M & E	100%	100%	100%	100%	100%	100%	N/A	N/A
Internal drainage runs	100%	100%	100%	100%	75%	75%	N/A	N/A
Mains potable water runs to south services core	100%	100%	100%	100%	100%	100%	N/A	N/A
Mains electricity runs to south and north service cores	100%	100%	100%	100%	100%	100%	N/A	N/A
Floor screed preparations prior to partitions commencing	100%	100%	100%	100%	100%	80%	N/A	N/A
Floor slab service holes	100%	100%	100%	100%	50%	25%	N/A	N/A
Stage 2 site set up	100%	100%	100%	100%	100%	100%	N/A	N/A
Stage 2 temporary electrics	100%	100%	100%	100%	100%	100%	N/A	N/A
External access scaffolding	100%	100%	100%	100%	100%	50%	0%	100%
1 ST Fix Partition Wall Framing	100%	100%	100%	85%	5%	0%	N/A	N/A
1 st Fix External Wall Insulation	100%	80%	100%	35%	0%	0%	N/A	N/A
1 st Fix Ceiling Framing	100%	80%	100%	20%	0%	0%	N/A	N/A
2 nd Fix Partitions	100%	0%	85%	0%	0%	0%	N/A	N/A
Plastering	10%	0%	0%	0%	0%	0%	N/A	N/A
Partition Boarding (1 side)	100%	100%	100%	70%	0%	0%	N/A	N/A
1 st Fix Mechanical/Plumbing	100%	30%	100%	10%	0%	0%	N/A	N/A
1 st Fix Electrical	100%	40%	100%	5%	0%	0%	N/A	N/A
Builders work - services	100%	65%	100%	35%	10%	5%	N/A	N/A
External Wall Cleaning	0%	75%	75%	75%	100%	100%	N/A	N/A