

8 WATER STREET LIVERPOOL – THE RESIDENCE APARTMENTS CONSTRUCTION STAGE – PROGRESS TO P/E 11 AUGUST 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 are now fully completed. This phase also included for isolation of the commercial demise from the new apartment areas and all enabling works.

Construction stage phase 2 works are progressing satisfactorily except for the fifth floor which has been delayed due to additional structural works required for the additional floors above. We have attached a progress sheet outlining elemental progress per floor and summarise as follows for ease of reference.

Ground Floor

All 1st fix mechanical, electrical and ventilation complete with 2nd fix well underway. All walls and ceilings are fully plastered and floor screeds completed, including corridors. All kitchens, including appliances are completed. Wall tiling to bathrooms is completed. Wall decoration, primer and first coating is completed. 2nd fix joinery is commencing this week.

First Floor

All partitions are completed. 1st fix mechanical, electrical and ventilation is completed. Internal drainage is completed along with pressure testing to all plumbing installations. Plastering has commenced and will be fully completed within the next 10 days. Floor screeds, including sound insulation, has commenced and will be completed by 21 August 2017. Kitchen units are being delivered to site by 22 August 2017.

Second Floor

All partitioning completed. 1st fix mechanical, electrical and ventilation completed. Plastering to walls and ceilings is completed. Floors screeds and sound insulation is all completed. All kitchens are on site and installation well underway. Bathroom tiling has commenced along with wall decorations.

Third Floor

All partitions, ceiling framing and external wall insulation is completed. 1st fix mechanical, electrical and ventilation is completed. Internal drainage is almost completed. Floor screeds and sound insulation will commence next week.

Fourth Floor

Partition framing with one side boarding is now completed. Ceiling framing is almost completed. 1st fix mechanical, electrical and ventilation has commenced. Internal drainage is underway.

Fifth Floor

Works are delayed due to the need for additional structural works in association with the new upper floors. This delay is currently assessed as being 6 weeks, assuming planning permission for the additional floors will be granted no later than early September 2017.

Generally

Fire protection works are at an advanced stage. Electrical connections to individual apartments have been agreed with Scottish Power and metering positions (within the basement) agreed. External building elevation power cleaning is completed. Building Control periodic inspections are continuing, the most recent being 8 August 2017. Overall fire strategy has now been agreed with the consultants, Olsson Fire, and various interim inspections continuing. Fire fighting lifts have been ordered.

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/E 10 JULY 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 MAIN ELEMENTAL PROGRESS CHART – P/E 10 July 2017

WORKS ELEMENT	Gd Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	Main Roof	Side Roof
Partitioning – 1 st fix	100%	100%	100%	100%	100%	10%	N/A	N/A
Partitioning – 2 nd fix	100%	100%	100%	10%	100%	100%	N/A	N/A
Plastering	100%	20%	100%	0%	0%	0%	N/A	N/A
Floor screeds	100%	20%	100%	0%	0%	0%	N/A	N/A
1 st fix joinery	100%	100%	100%	80%	15%	0%	N/A	N/A
Decorations (walls/ceilings)	60%	0%	15%	0%	0%	0%	N/A	N/A
Floor slab service holes	100%	100%	100%	100%	90%	35%	N/A	N/A
Internal drainage systems	100%	100%	100%	100%	40%	0%	N/A	N/A
1 st fix mechanical works	100%	100%	100%	100%	20%	0%	N/A	N/A
1 st fix electrical works	100%	100%	100%	100%	30%	0%	0%	100%
1 st fix ventilation works	100%	75%	100%	80%	30%	0%	N/A	N/A
1 st fix media/communications	80%	80%	80%	20%	0%	0%	N/A	N/A
Service ducts/risers	100%	100%	100%	90%	40%	0%	N/A	N/A
Fire protection (apts only)	100%	100%	100%	90%	30%	0%	N/A	N/A
External elevations	80%	80%	70%	80%	80%	50%	15%	20%
Mains services connections	20%	20%	20%	20%	20%	0%	N/A	N/A
Mains drainage	60%	60%	60%	40%	20%	10%	5%	5%
Kitchen preparation	100%	80%	100%	10%	0%	0%	N/A	N/A
Kitchen installations	100%	0%	20%	0%	0%	0%	N/A	N/A
Wall tiling	100%	0%	20%	0%	0%	0%	N/A	N/A

Note:

- a) All kitchen units for 1st and 3rd floors purchased; 4th floor order processed
- b) Secondary glazing ordered
- c) Finished floor coverings ordered