

8 WATER STREET LIVERPOOL – THE RESIDENCE APARTMENTS CONSTRUCTION STAGE – PROGRESS TO P/E 25 OCTOBER 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 very except for the fifth floor which is currently in delay due to the additional structural works being carried out and the addition of two extra floors, which has just been granted planning permission. We have attached a progress sheet along with record photographs outlining elemental progress per floor and summarise as follows for ease of reference.

Ground Floor

This floor has now achieved practical completion with all floor coverings laid. One apartment has also been furnished

First Floor

This floor is approximately 3 weeks away from practical completion. Kitchen installations are underway along with bathroom tiling. Corridor suspended ceilings are almost completed.

Second Floor

This floor is approximately 10 days away from practical completion. All kitchens are installed along with appliances. Bathroom tiling and sanitary installation is on-going and nearing completion. Corridor ceilings and light fittings are almost completed.

Third Floor

This floor is approximately 4 weeks away from practical completion. All 2nd fix joinery is completed. Decorations have commenced and kitchen units are being delivered to site this week. Corridor ceilings are well underway. 2nd Fix electrical, plumbing and ventilation 2nd fix operations are progressing very well. Corridor ceilings are being installed.

Fourth Floor

All partitions, ceilings and external wall partitions are completed. Finish coat plastering is also well underway and will be completed by the end of next week. Floor screeds and sound insulation will be completed within the next 2 – 3 days. 1st fix mechanical, electrical and ventilation is completed with 2nd fix underway. Internal drainage is completed.

Practical completion of this floor should be achieved within the next 6 – 7 weeks.

Fifth Floor

Partitioning works have not yet commenced due to the structural works which have now commenced. This floor has been affected by the addition of another two floors above. Partitioning materials are now being loaded into the area.

Generally

Electrical connections to individual apartments have been agreed with Scottish Power and metering positions (within the basement) agreed. Intermediate isolators are being installed at each floor level (refer to record photographs). Water meter points are also being installed within stairwell lobby risers at each floor level (refer to record photograph).

Fire Protection

Olsson Fire Consultants Ltd were appointed to oversee the complete building fire strategy. One area of concern arose with regard to the dispersal of smoke, especially to communal areas. Extra care has been exercised due to recent tragic events at Grenfell and it is imperative that this building is totally and utterly safe in all aspects of fire and smoke prevention. Furthermore, we are also taking into consideration expected revised building regulations and it is better to address this now rather than later. Therefore we have incorporated additional measures to ensure total compliance and this has caused approximately 6 weeks delay in the overall infrastructure completion. Full completion and Building Control sign off has consequently been delayed, obviously affecting phased completions.

Building Control

Regular inspections are taking place, the last being on 20 October 2017. Fire regulation compliance inspections have also taken place and this is being recorded and documented.

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.

FIRE STRATEGY: Olsson Fire & Risk Consulting Engineers
Lead consultant: Dr. Kate Swinburne

Overseeing all fire strategy and liaising with the relevant consultants to ensure compliance with all regulations

8 WATER STREET LIVERPOOL - THE RESIDENCE APARTMENTS

CONSTRUCTION STAGE PHASE 1 PROGRESS CHART – P/E 25 OCTOBER 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

8 WATER STREET LIVERPOOL – THE RESIDENCE APARTMENTS

CONSTRUCTION STAGE PHASE 2 MAIN ELEMENTAL PROGRESS CHART – P/E 25 OCTOBER 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%	100%	100%	0%	N/A	N/A
Plastering	100%	100%	100%	100%	60%	0%	N/A	N/A
Floor screeds	100%	100%	100%	100%	85%	0%	N/A	N/A
1 st fix joinery	100%	100%	100%	100%	100%	0%	N/A	N/A
Decorations (walls/ceilings)	100%	60%	95%	30%	5%	0%	N/A	N/A
Floor slab service holes	100%	100%	100%	100%	100%	35%	N/A	N/A
Internal drainage systems	100%	100%	100%	100%	100%	10%	N/A	N/A
Water supply pipework	100%	100%	100%	100%	90%	0%	N/A	N/A
1 st fix mechanical works	100%	100%	100%	100%	100%	0%	N/A	N/A
2 nd fix mechanical works	100%	90%	100%	60%	10%	0%	N/A	N/A
1 st fix electrical works	100%	100%	100%	100%	100%	0%	N/A	N/A
2 nd fix electrical works	100%	90%	100%	6%	5%	0%	N/A	N/A
1 st fix ventilation works	100%	100%	100%	100%	100%	0%	N/A	N/A
2 nd fix ventilation works	100%	90%	100%	30%	0%	0%	N/A	N/A
1 st fix media/communications	100%	100%	100%	100%	75%	0%	N/A	N/A
Service ducts/risers	100%	100%	100%	100%	100%	0%	N/A	N/A
Fire protection (apts only)	100%	100%	100%	100%	100%	0%	N/A	N/A
External elevations	80%	80%	70%	80%	80%	50%	15%	20%
Mains services connections	90%	90%	90%	90%	40%	0%	N/A	N/A
Mains drainage	100%	100%	100%	90%	80%	10%	5%	5%
Kitchen preparation	100%	100%	100%	100%	30%	0%	N/A	N/A
Kitchen installations	100%	20%	100%	0%	0%	0%	N/A	N/A
Wall tiling	100%	70%	100%	0%	0%	0%	N/A	N/A
Finishing Joinery	100%	90%	100%	80%	10%	0%	N/A	N/A
Floor finishes	100%	0%	0%	0%	0%	0%	N/A	N/A
Fixtures & fittings	100%	0%	20%	0%	0%	0%	N/A	N/A

Note:

- a) All kitchen units for 3rd and 4th floors purchased;
- b) Floor coverings for 1st and 2nd floors ordered & pre-purchased

