



Construction Team Update

APRIL 2022





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Current status on site

Block B

Level 9

Stair core ceiling finishes complete, ready for mist coating.

Tape and jointing complete

Bathroom ready for mist coat and sanitary installation.

Level 8

Lift Lobby ceiling complete, joinery complete

Corridor carpet complete

Hoist apartment kitchen installed, ready for electrical 2nd fix

Floor 7

Joinery Complete, Decoration to be snagged,

Lift Threshold fire stopping complete

Corridor carpets complete

Hoist Apartment kitchen installed, ready for mist coat and 2nd fix electrical

Level 6

Lift Lobby Decoration to be Snagged

Corridor Carpet in progress

Hoist Kitchen in progress, ready for 2nd fix electrical

Level 5

Decoration ready to snag

Corridor ready for carpets

Hoist apartment kitchen installed, ready for 2nd fix electrical

Level 4

Decoration ready to snag

Corridor ready for carpet

Hoist apartment kitchen installed, ready for 2nd fix electrical

Level 3

Hoist apartment kitchen installed

Lift lobby boarding and decorated, ready for snagging.

Level 2

Joinery and decoration in progress

Floor 1

External walls 95%

Floor 0-0

Fire fighting lift now installed 100%

Passengers lift now 100%

Stair core wall construction, tape and jointing on going

Town House 1 to 7

Finalising boarding and skimming.

DPM on going

Externals

HV mains has been energised and meters being installed.

Water main has been connected; Block B is now fully tested.

Piling matt is now in place

Current status on site

Services / Infrastructure

Water in place for Block B and future blocks,

Surface and foul water drains are now fully connected to accommodate all blocks

Electrics energised to the substation

BT installed to Block B and for future blocks

Gas N/A

Façade progressing well, helping hand brackets and insulation.

Building Control/Consultants Reports and Tests

Acoustic report

- Requires three visits, first visit undertaken 03rd March 2022 and apartments passed.
- Apartment acoustic airborne testing is now complete and passed the requirements, Town houses to follow, impact testing is ongoing.

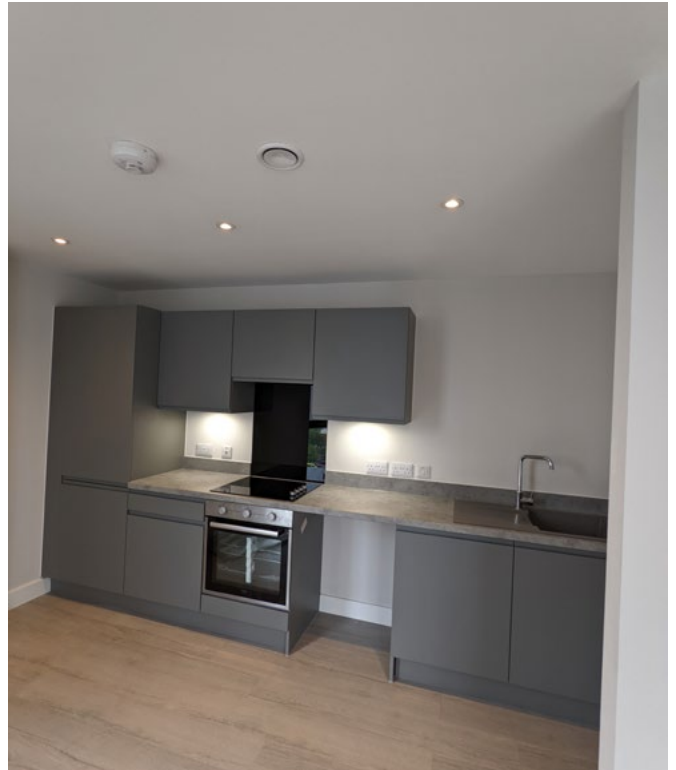
ESW1

- Report in place and ongoing.
- First visit SFI Façade survey QA Checks

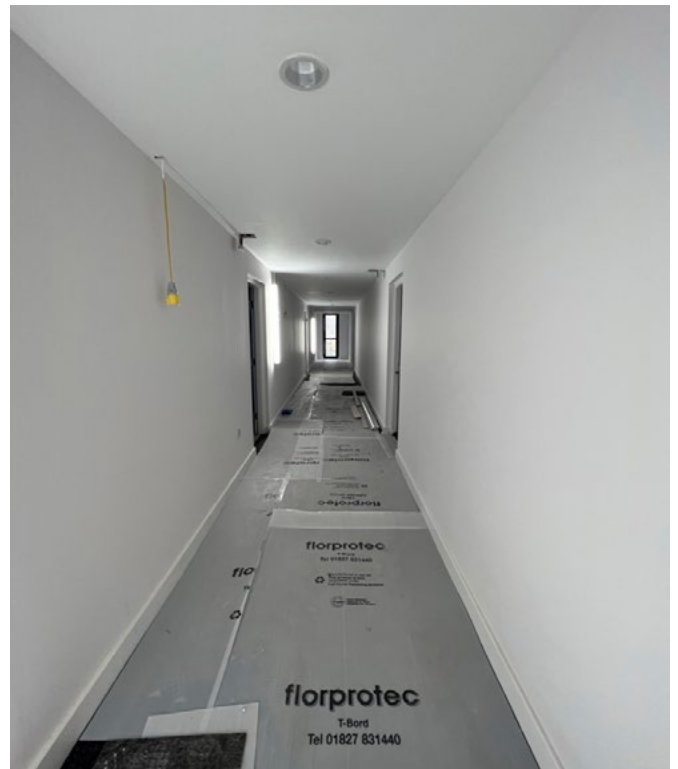
Checkmate

- Ongoing progress with QA

Current status on site



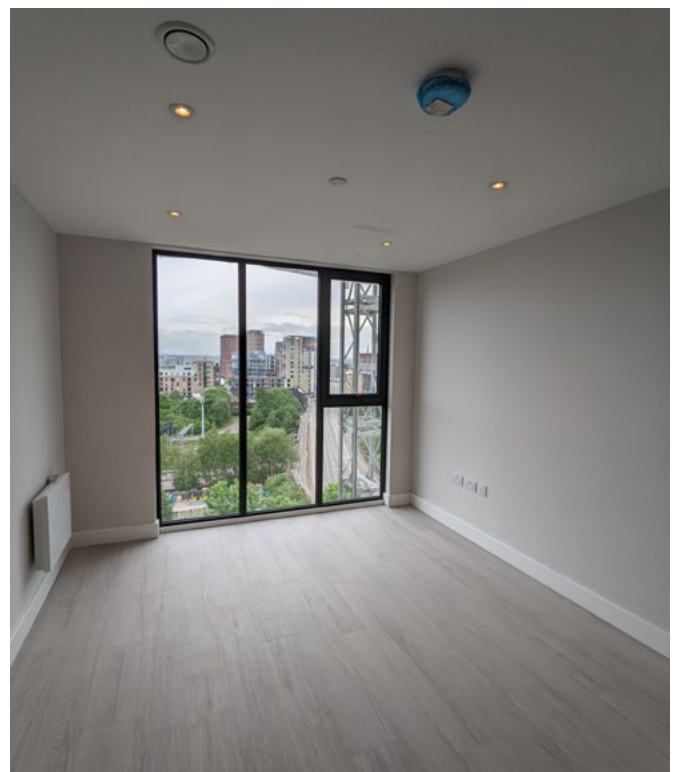
Current status on site



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Current status on site



Planned works in the next period

Block B

Planning approval agreed on the facade

Decoration to communal areas

Completion of town house boarding, DPM, screed and kitchens

Installation of mechanical and electrical meters

Block C

Install mast climbers and hoist.

Install external SFS and external weather board.

Install windows from mast climbers.

Install EDPM to windows.

Continue with mechanical and electrical install.

Block D

Slab and the core commencement

Site wide

Complete substation single ply roof and gutter.

Place order for tower crane.

Install piles for crane base and carpark.

Commence attenuation works

Design works

The consultants engaged so far are:

Fletcher Rae Architects

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project. Tender information has been provided to test the market and construction drawings and specification issued for construction purposes. As Lead Designer, Fletcher Rae are coordinating the design.

SWF Consulting Ltd

SWF were engaged in November 2019 to provide civil and structural engineering services, working alongside the Architects, MEP Consultants and Sourced Development to progress the civil & structural design.

SWF provided suitable design and drawings to satisfy one of the pre- commencement planning conditions, as well as United Utilities' approval the drainage scheme.

They have also provided design and drawings for foundations and the superstructure steelwork frame.

Tier Environmental Services

Completed Phase 2 ground investigation work and issued their report, which was submitted to Salford City Council. The findings of the report informed the design of the piles and foundations of Block C.

Earth Environmental & Geotechnical

Engaged to assess ground gases and a remediation strategy, all of which were completed and submitted to Salford City Council. The findings of the report were to the satisfaction of Salford City Council to enable the discharge of pre-commencement conditions.

QED – Mechanical & electrical Designers

Responsible for the design of all the electrical, plumbing, extract and supply ventilation systems, above ground drainage systems and all other elements of the incoming services.

Sourced Development Group – Principal Designer/ CDM

SDG have appointed an in-house principal designer. The pre-construction information pack, produced by the previous Principal Designer, has been reviewed and found to be adequate for the project and issued to Sourced Construction Group. A member of SCG chairs all the design and subcontractors' meetings and, therefore, perfectly placed to assess and advise on Designer's responsibilities and duties regarding Health & Safety.

Design works

Omega Fire/BB7

Working as a specialist alongside all other designers to ensure that the overall design satisfies all relevant regulations and requirements. Omega Fire have been liaising with Fletcher Rae and QED and issued an updated report.

Building Control

Building Consents Ltd have been employed to carry out all necessary plan checks and to work alongside the other designers to ensure that all required building regulations are achieved.

Indigo/WSP Planning Consultants

Involved with the project over the last six months, coordinating and collating all necessary information for submission and discharge of pre-commencement conditions.

PGLA Landscape Architects

PGLA have been appointed to provide full design and details for the Car Park podium roof, as well as the overall site's soft and hard standing areas. Some initial proposals have been shared with the team for review and comments.

Status of existing design

Architectural

Fletcher Rae have progressed their design for Blocks A, C, D and E, as well as the Car Park, and have been liaising with the rest of the design team with exchange of models and CAD files.

Fletcher Rae have issued a full pack of construction information for Block B and C and are addressing site queries from the Principal Contractor.

Building setting out and general arrangement plans, fire strategy and internal partitions layouts for Block C, have been issued for construction purposes.

Block D design has been finalised and is now fully coordinated with the Structural Engineer's and MEP Consultant's layouts.

External landscape details have been reviewed and commented upon by Fletcher Rae.



Status of existing design

Civil & Structural Engineering

SWF Consulting visited site to inspect Block B upper floors' concrete being poured and commented on SFS subcontractor's design.

All Block C construction information, including drainage, sub structure and superstructure, has been issued to the Principal Contractor. A full set of calculations, for Block C, has been issued to the appointed independent Building Control for approval.

Block D design is now 90% complete with final coordination issues ironed out in multiple design work shops.

Full set of superstructure layouts and drainage information for Block D for construction purposes

A set of first and second floor steelwork and slab layouts have been issued for the CAR Park, with the foundations to follow shortly.

SWF have been liaising with Highways and are updating their 278 Works details to their requirements.



Status of existing design

MEP Engineering

QED have been liaising with Fletcher Rae to agree the pop-up locations, for Block C, to inform the below ground drainage design by SWF. They have, also, issued a full set of their performance mechanical and electrical drawings and specifications for this block.

Having developed the design and details of the perimeter walls, SAP calculations and overheating assessments have been revisited and improved results provided for Block C.

A set of mechanical and electrical drawings, as well as overheating calculations and SAP analysis, for Block D have been issued. A copy of the mechanical

and electrical specifications to follow, shortly.

QED are now coordinating the pop-up locations for Blocks A & E, as well space planning of the services to allow steelwork penetrations to be finalised.

QED have now been appointed by our MEP contractor to provide a fully coordinated design

QED have been attending design team meetings and workshops with the rest of the design team.





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