

MONTHLY PROGRESS REPORT

ONE LONDON ROAD, NEWCASTLE-UNDER- LYME: PHASE 4- BLOCK 04

REPORTING PERIOD 17

JULY 2023



A. Progress Photographs on 9th August 2023



01-Block 04- View from Roof Terrace showing Access Road Construction



02— Block 04- Roof Terrace Decking Preparation



03— Block 04- Paving Installation to Front of Block



04— Block 04- Typical Apartment Furniture Installation



05— Block 04- Typical Apartment Furniture/Finishing



06— Block 04- Typical Corridor Progression



07— Block 04- Common Room Progression

B. Executive Summary

Construction

Construction of the development is entering the final few weeks of work with forecast completion expected on/around 1st September 2023.

Internally furniture and finishing details have been installed to all apartments. Decoration is complete to all apartments and well progressed to corridors and communal areas. M & E second fix is well advanced with testing and commissioning of the completed installation due to start shortly. Flooring to communal areas is scheduled for the final week of August.

Externally the paving to all elevations of the block is well progressed and formation of the access road to the front of the development is underway with final surfacing scheduled for the final week in August.

Procurement

Procurement of all work packages is now complete, with works programmed to completion for September 2023.

Planning

All pre-commencement conditions have been discharged with the local authority and are part of the overall consent for the development.

Building Control and Building Guarantee

JHAI Limited have been appointed to conduct the Building Control functions required by law, and in conjunction with the local authority.

One Guarantee Limited have been appointed to provide a building guarantee following completion of the works.

Further inspections from both monitoring bodies will be expected as construction works progress.