



Construction Update

June 2024



Current status on site

Block C Internals

Apartments Level 2-7

Levels 7, 6 & 5 - All units are complete, with final fixtures and fittings and decoration being completed to all areas.

Floor 7, 6, 5 carpets to apartments and communal areas are now laid.

Levels 4 & 3 all works are nearing completion, with floors being prepared for carpets to be laid this week to all areas.

Level 2 internal doors are being installed, along with the tiling, bathroom & kitchens nearing completion. Carpets are in the process of being installed.

All communal spaces are being finished with carpets and corridor doors/apartment entrance doors being installed shortly.

Townhouses Ground to First floor

All partitions have now been installed to all properties.

First fix plumbing and electrical is nearing completion and boarding and plastering to walls underway with Second fix commencing shortly.

All kitchens are due to arrive in the next week.

Car park / Bin store / Common Areas / Plant room

Plant room installations with sprinkler tanks and water boosting equipment is due to be installed shortly.

Circulation stair cores are in the process of being decorated with balustrades due to be installed in the next couple of weeks.

All ceilings to corridor areas are now installed, with finishing and decoration underway, along with carpet preparation and installation due to complete shortly.

Façade / Externals

All cladding and windows are due to be completed to the South, East and West Elevations in the next couple of weeks. The townhouse windows and cladding will take place once the mast climber access is removed at the end of June. This allows the external works to commence and critical building services to be brought into the building.

Planned works in the next period

Block C Floors 2-7

Complete decoration and final finishes to all floors.

Complete kitchens and tiling to level 2.

Carpets to be installed throughout, including corridors.

All internal doors complete, including door numerals.

Townhouses

Continue with wall boarding and apply finish.

Install kitchens and appliances.

Continue with second fix plumbing and electrical fittings.

Tiled finish to units.

Externals

Complete brickslip cladding to South, East and West elevations.

Brickslip cladding to North elevations to be sufficiently progressed from floor 7-2 .

Install parapet cappings.

Strip mast climber access equipment.

Preparation for external hardstanding areas will be underway shortly.

Lifts are due to be delivered and installed July 24.

Power on expected by July 24 to allow testing and commissioning of the building.

Building Control / Consultants Reports and Tests

Building Control

Building control are visiting site, the last visit was in June, with all works noted to be in accordance with Regulations.

Checkmate Home Warranty

Checkmate visited site in June, with all works noted to be of high standard and all documentation in place.

EWS-1form and compliance

Specialist façade inspections visited site in June and verified all works to the façade to be compliant with EWS-1 requirements.

Consultant Update

Architect – Fletcher Rae

- Works are underway to prepare the as built information for the building
- Final queries for the power connection and fire safety to the building are being addressed

Structural Engineer

- As built information being produced for the block
- Preparation underway for all future blocks with design and building submissions being completed.

QED Mechanical

- Assisting with final queries over sprinkler safety systems and plant room services.
- Preparation of as built information.

Checkmate

Checkmate visited in June, with all works noted to be of high standard and all documentation in place.

EWS1 Form

Specialist façade inspections visited site in June and verified all works to the façade to be compliant with EWS-1 requirements.

Design Consultants

Fletcher Rae - Architects

A team of 5 directors, architects and technicians from Fletcher Rae are actively involved in the project.

As Lead Designer, Fletcher Rae are coordinating the design

SWF Consulting Ltd – Civils and Structures

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 Civils and Structural Design

SWF have now concluded all design obligations on Block B and C, with construction issue drawings now issued on Block D to allow works to progress,

The Concrete frame design for Block A is currently being reviewed by Fletcher Rae and we anticipate that this will be available by the end of October to allow further detailing by SWF Consulting.

QED – Mechanical and Electrical Designers

Block C design is complete, and Stage 4/5 Co-ordination is being undertaken on a regular basis as works progress on site. On Block D, we now have a design brief, and we anticipate that this will become more detailed in the coming weeks to allow for tendering on the M&E to be undertaken.

Architecture

- Block C – Stage 4/5 Design complete
- Block D – Stage 4 Design to be complete and issued by the End of September, some works into Early October as packages reviewed
- Block A – Significant milestones due imminently as we begin to commence the design co-ordination of the Structures and Civils to allow on build methodology to be concluded. We anticipate this to be undertaken and issued back to the engineers by the end of October. Full design pack from Block A to be concluded by the end of November
- Block E / Car Park – Stage 4 Design complete

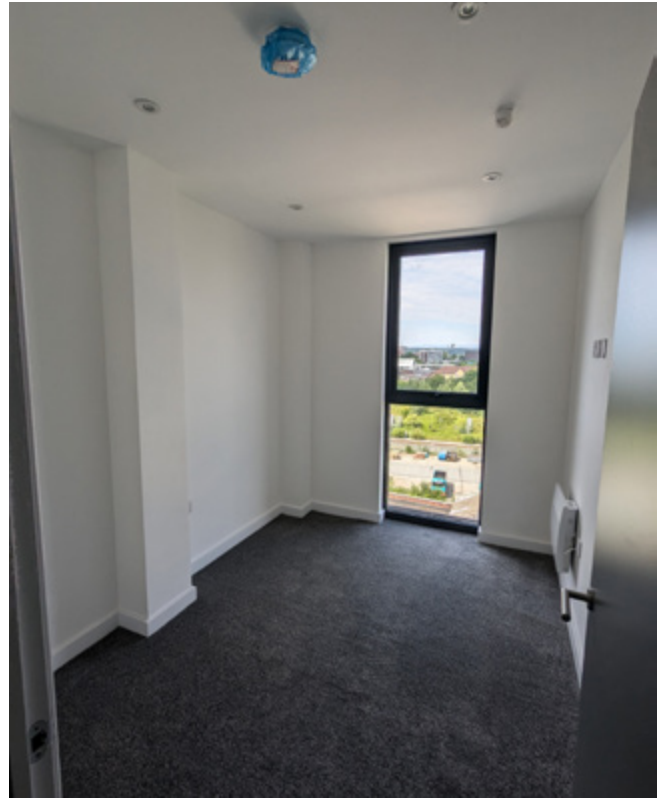
Structural Design

- Stage 4 Construction information issued on Block D allowing the core to go ahead, ongoing stage 5 construction support required and co-ordination with the Architectural drawings as released.
- Block E Stage 4 design issued, needs review by Architect – Ditto car park.
- Block A significant structural design required, once architect has concluded we have about 6-8 weeks of detailed coordination required.

On site construction images



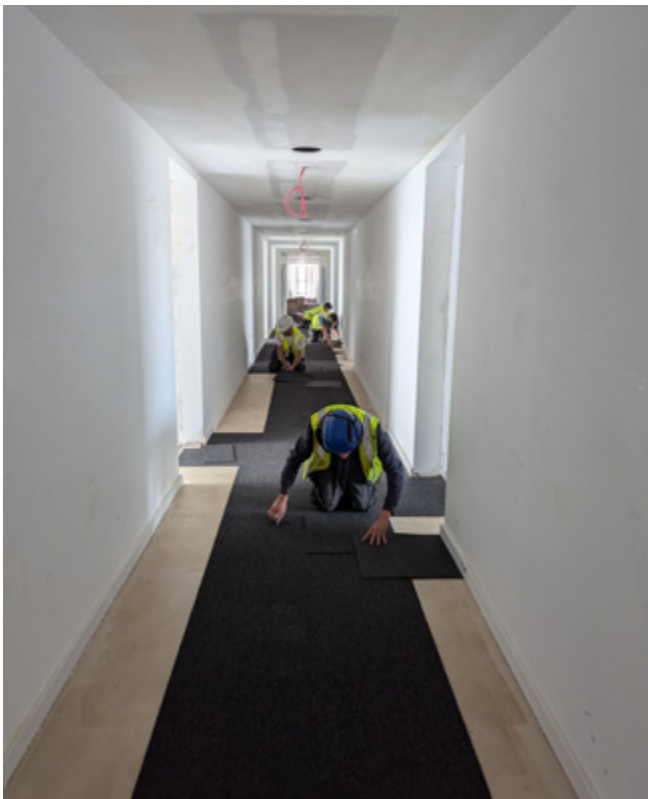
On site construction images



On site construction images



On site construction images





www.sourceddevelopmentgroup.com

The information contained with this document is a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained herein. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained herein. Images are for reference purposes only.