



VIA  
PROJECT 3 LTD

1 NORTH PARADE  
MANCHESTER  
M3 2NH

T: 0161 871 4869  
E: INFO@VDPLC.COM  
W: WWW.VDPLC.COM

# MONTHLY PROGRESS REPORT

Date: 31<sup>st</sup> May 2018

Scheme: Napier House

## PROGRESS AND PROGRAMME SUMMARY:

Napier House is progressing well with major project milestones on track for June, including the erection of the third-floor timber frame. With the building water tight finishing trades can now commence. External rendering and cladding works are now ongoing, which along with the dismantling of the perimeter scaffold begins the unwrapping of the building facades.

- **Masonry & Alterations:** External envelope completed along with third floor stair and lift core.
- **Structural Steelwork:** All top floor structural steel installed and painted.
- **Partitions & Ceilings:** Works ongoing including closing up and skimming of second floor apartments.
- **Windows & Doors:** Second and first floor installed. Ground floor installation ongoing including street facades of apartments 1, 2 & 3.
- **Lift:** Ordered and currently installed.
- **Electrical:** First fix completed to level 2, with continuing first fix elsewhere. Communal distribution 70% complete.
- **Mechanical:** First fix completed to level 2, with continuing first fix elsewhere. Communal distribution 70% complete.
- **Render:** Installation commenced.
- **Sprinklers & Fire Protection:** First fix installation complete.
- **Timber Frame:** Manufactured and ready for installation in June 2018.
- **Metalwork:** Third floor stairs in fabrication for installation in June 2018.
- **Scaffold:** Dismantling of scaffold commenced to front facades.

## KEY ISSUES:

- Close coordination of trades.
- Monitoring of all key suppliers / contractors.

## CDM HEALTH AND SAFETY:

Health and Safety standards and environmental conditions are being kept at a high quality.

- H&S file is on site and updated regularly as work progresses.
- Zero incidents to date.
- Fire points are in place on all levels and inspected daily.
- PPE / Housekeeping is monitored and addressed daily. Visitors, including prospective purchasers, must wear appropriate PPE when visiting.

<p><b>CONTRACTORS ONSITE:</b></p>	<ul style="list-style-type: none"> <li>- <b>Principle Contractor</b> - JK Building Contractors Ltd</li> <li>- <b>Project Manager</b> - JK Building Contractors Ltd</li> <li>- <b>Site Operatives</b> - JK Building Contractors Ltd</li> <li>- <b>Bricklayers</b> - JK Building Contractors Ltd</li> <li>- <b>Scaffolding</b> - L&amp;D Scaffolding Ltd</li> </ul>
<p><b>CONTRACTORS ONSITE:</b></p>	<ul style="list-style-type: none"> <li>- <b>Steelwork</b> - Magpie Fabrications Ltd</li> <li>- <b>Windows</b> - MJG Installations Ltd</li> <li>- <b>Electrical</b> - Mimram Engineering Services Ltd</li> <li>- <b>Mechanical</b> - Mimram Engineering Services Ltd</li> <li>- <b>Timber Frame</b> - TTFC Ltd</li> <li>- <b>Lift</b> - Otis Ltd</li> <li>- <b>Sprinklers</b> - UK Sprinklers Ltd</li> <li>- <b>Dry Riser</b> - UK Dry Risers Ltd</li> <li>- <b>Render</b> - Greenhouse Developers Ltd</li> <li>- <b>Metalwork</b> - Jones Baker Engineering Ltd</li> </ul>
<p><b>NEXT MONTH PLANNED WORKS:</b></p>	<p>The next month will include the installation of the new third floor timber frame, completing the building structure with roofing to commence thereafter. Ongoing partitioning works including plastering of walls ready for decoration.</p> <ul style="list-style-type: none"> <li>- <b>Masonry &amp; Alterations:</b> Commencement of external garden walls.</li> <li>- <b>Timber Frame: Commencement and completion of third floor.</b></li> <li>- <b>Partitions &amp; Ceilings:</b> Progress final boarding works along with completing plastering to the second and first floor.</li> <li>- <b>Windows &amp; Doors:</b> Commence installation of third floor.</li> <li>- <b>Mechanical &amp; Electrical:</b> Complete first fix to ground and first floor.</li> </ul>
<p><b>CONSULTANTS INSPECTIONS INCLUDING STATUARY BODIES:</b></p>	<ul style="list-style-type: none"> <li>- <b>Building Control:</b> Inspections being carried out as required, including prior to any closing-up of works.</li> <li>- <b>Building Defect Warranty:</b> Warranty surveyor attended site 23/05/2018 for general pre-closing up inspection.</li> <li>- <b>Services Engineer:</b> Attended site to inspect works and progress generally.</li> </ul>
<p><b>VANDALISM / SECURITY:</b></p>	<ul style="list-style-type: none"> <li>- Ongoing manned security operating 7 days a week.</li> <li>- Site secured through site hoarding.</li> </ul>

