

legacie



ELEMENT - The Quarter Investors Report

IR21 March 2023

ELEMENT - The Quarter 380 Luxury Apartments



Schedule of Accommodation

Lower Ground Floor

- Commercial units
- Gymnasium
- Cinema /Study
- Games /Lounge
- Comms Room
- Refuse store
- Cycle store
- Plant
- Management Office
- Lift access
- Undercroft Car parking

Upper Ground Floor

- 2 no. 1 Bedroom Apartments
- 1 no. 2 Bedroom Apartments
- 68 no. Studios
- 19 no. Cluster Rooms
- 4 no. Cluster Lounges

Level 1 - 5

- 29 no. 1 Bedroom Apartments
- 12 no. 2 Bedroom Apartments
- 255 no. Studios
- 42 no. Cluster Rooms
- 13 no. Cluster Lounges
- Roof terrace

New Build Two Phase Development to Create Residential Apartments Commercial Units & Ancillary Accommodation



Low Hill, Liverpool L6 1EJ

The seven storey new build development generally comprises:

- Excavation and formation of new foundations
- Below and above ground drainage
- New ground supported and part suspended concrete floor slab
- Seven storey steel frame structure
- External clad and glazed envelope
- Suspended metal deck and concrete floors
- Flat roof structures and finishes
- Aluminium curtain walling, external windows and doors and shopfronts
- External balconies and balustrades
- Internal sub-division of retail units, ancillary accommodation and apartments with non-loadbearing block and stud partitions
- Installation of plumbing services and mechanical services
- Installation of electrical services
- Installation of new lift car access
- Installation of kitchen and sanitary fittings
- New internal finishes, joinery fittings and decorations
- Repairs and making good steel framework and floor structures

Site Location



Aerial view of Element – The Quarter site location



Aerial view of Element – The Quarter site location

Building Structure

Element – The Quarter, Liverpool
New Build Development

Sub-Structure & Super-Structure Construction Progress

MARCH 2023

Site compound and temporary supplies	100% complete
Demolition and site clearance	100% complete
Ground infill and site levelling	100% complete
Piling foundations	100% complete
Retaining walls, concrete beam foundations	90% complete
Underground drainage	98% complete
Ground floor slab construction	100% complete
Steel frame structure	100% complete
Upper suspended steel floor structure	100% complete
Internal staircase structure	98% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	100% complete
Structural framework forming external walls	100% complete
Scaffolding & mast climber access	100% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	98% complete
Weatherboarding	98% complete
External windows /doors & curtain walling	98% complete
External wall insulation & render	98% complete
Mansafe system	98% complete

Sub-Structure & Super-Structure Progress

MARCH 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

MARCH 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Residential Block – Render decoration complete



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

MARCH 2023



Student Wing – Cladding installation on-going



Student Wing – Cladding installation on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Capping installed to brickwork



Window sill detail

Sub-Structure & Super-Structure Progress

MARCH 2023



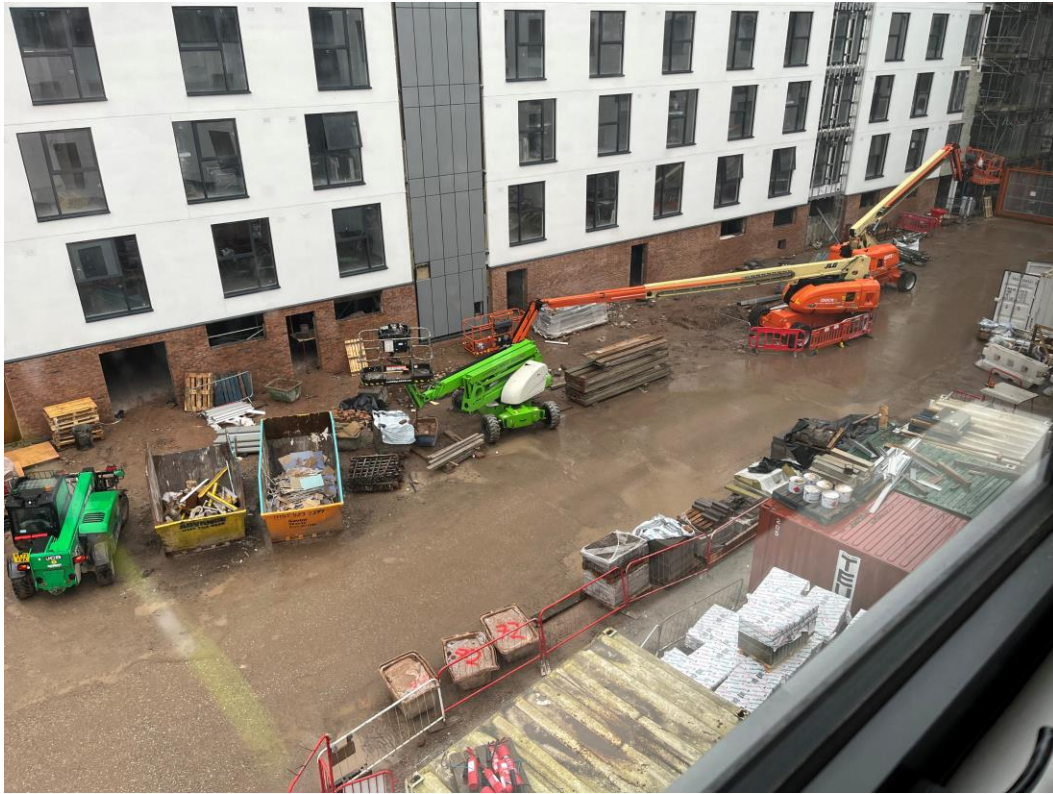
“Zig-zag’ Elevation – Cladding installation on-going



“Zig-zag’ Elevation – Cladding installation on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



General site activity



Excavation to substation on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Commercial Block – Weatherboarding installation complete



Residential Block – Cladding installation nearing completion

Sub-Structure & Super-Structure Progress

MARCH 2023



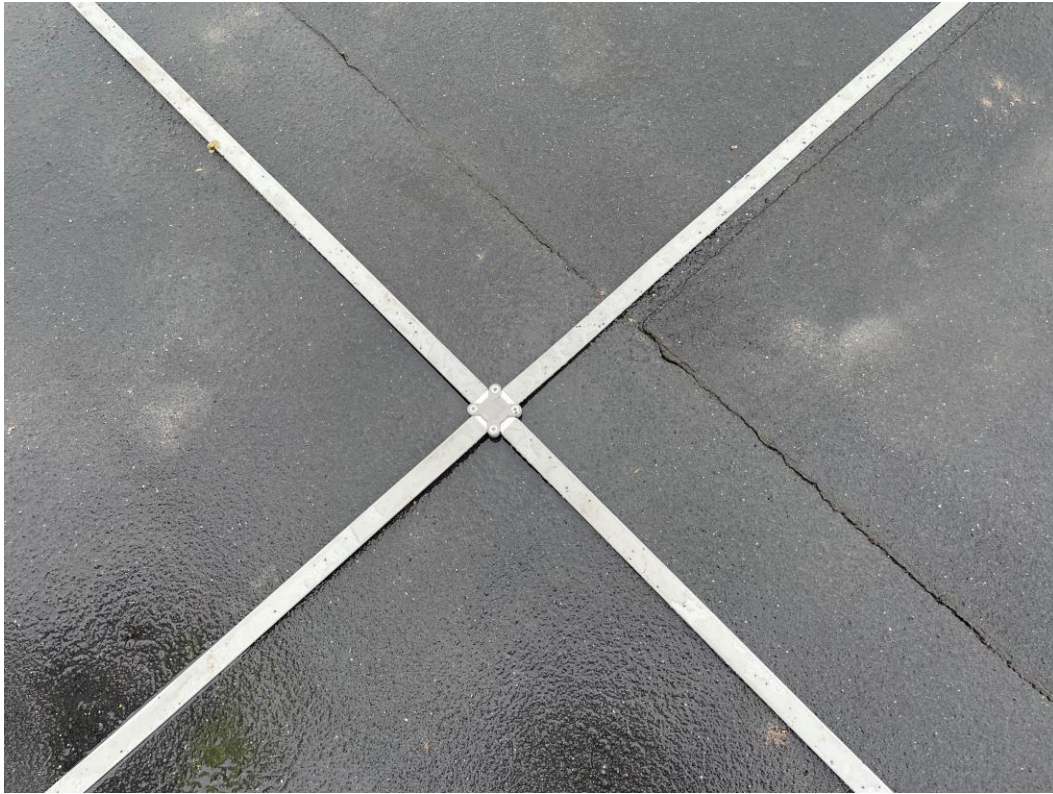
Student Wing – Plant installed to roof



Student Wing – Plant installed to roof

Sub-Structure & Super-Structure Progress

MARCH 2023



Residential Wing – Lightning cable installation on-going



Residential Wing – Cladding rail installation on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Commercial Block – Scaffolding and External blockwork on-going



Commercial Block – Scaffolding and External blockwork on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Commercial Block – Internal blockwork on-going



Commercial Block – Internal blockwork on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Residential Block – Internal blockwork on-going



Commercial Block – Window unit installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Commercial Block – Curtain walling installation on-going



Window sill detail

Sub-Structure & Super-Structure Progress

MARCH 2023



Residential Block - Brickwork installation on-going



Residential Block - Kerbing installation on-going

Sub-Structure & Super-Structure Progress

MARCH 2023



Residential Wing – Cavity tray



Residential Wing – Fire stopping

Sub-Structure & Super-Structure Progress

MARCH 2023



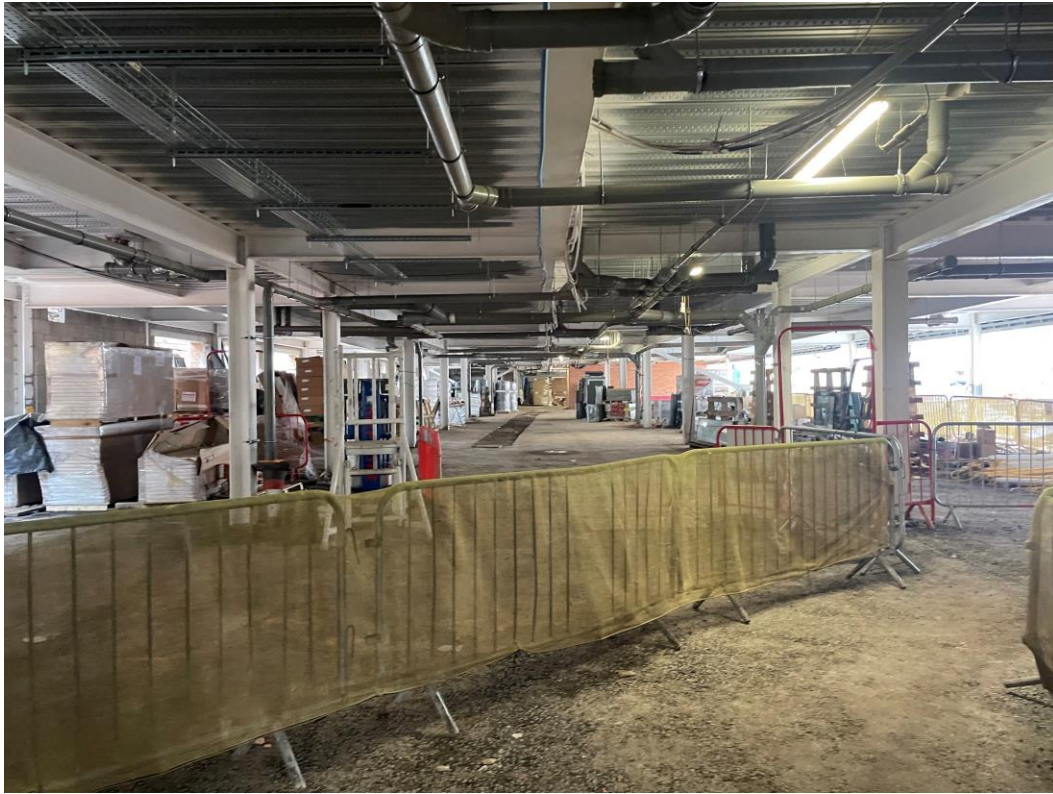
Student Wing – Internal drainage and fire stopping on-going



Student Wing – Air conditioning unit installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Site segregation in place



Turnstile being utilised

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

MARCH 2023

Core drilling for services	100% complete
Lift installation	55% complete
Above ground drainage	100% complete
Partition walls installation	82% complete
Apartment ceiling installation	82% complete
Plaster finishes walls and ceilings	68% complete
1st fix electrical	78% complete
1st fix plumbing and heating	87% complete
Kitchen units and appliances	46% complete
Doorframes	53% complete
Skirting and architrave	69% complete
Bathroom sanitary fittings	37% complete
Wall and floor tiling	47% complete
Carpet and floor finishes	59% complete
Doors and ironmongery	59% complete
Decorations	50% complete
2 nd fix electrical	54% complete
2 nd fix plumbing and heating	46% complete
General fixtures and fittings	10% complete

Internal Fitout

MARCH 2023



Material Delivery – HV Cable



Material Delivery – HV Cable

Internal Fitout

MARCH 2023



Material storage – Kitchen units



Material Storage – Batt cables

Internal Fitout

MARCH 2023



Material storage - KERS units



Material Storage – Dulux Paint

Internal Fitout

MARCH 2023



Material Storage – Window units



Material Storage – Metal partitions

Internal Fitout

MARCH 2023



Commercial Wing – Soffit insulation



Commercial Wing – Soffit insulation

Internal Fitout

MARCH 2023



Residential Block – Pattress installation and boarding of stair core walls



Student Wing – Internal finishes to stairwell on-going

Internal Fitout

MARCH 2023



Residential Block – Plastering to stair cores on-going



Residential Block – Metal balustrade installation on-going

Internal Fitout

MARCH 2023



Student Wing – Temporary fire exit signage



Student Wing – Fire call point

Internal Fitout

MARCH 2023



Residential Block – Metal partition erection



Residential Block – Metal partition erection and boarding

Internal Fitout

MARCH 2023



Residential Block – Metal partitions, insulation and pattress installation



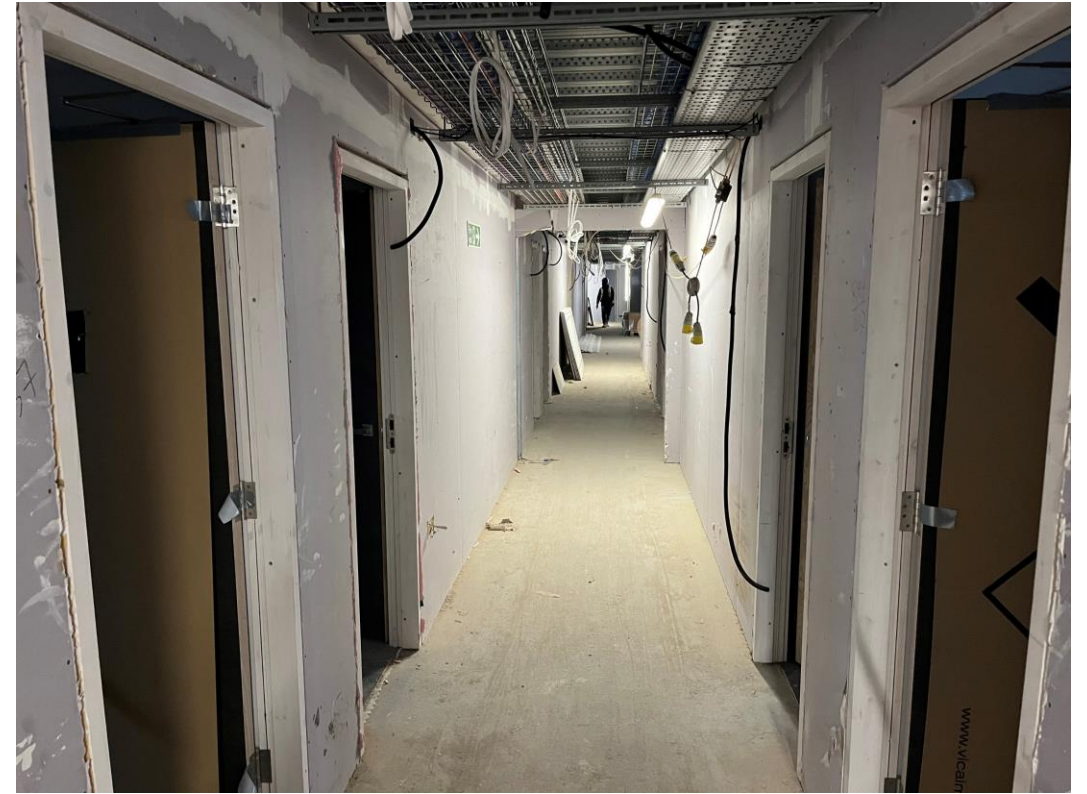
Residential Block – Boarding of partition walls

Internal Fitout

MARCH 2023



Student Wing – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

MARCH 2023



Student Wing – Apartment doors installed



Student Wing – Ironmongery installation

Internal Fitout

MARCH 2023



Residential Block – Self-levelling screed on-going



Residential Block – Self-levelling screed on-going

Internal Fitout

MARCH 2023



Student Block – Plastering on-going



Student Block – Plastering on-going

Internal Fitout

MARCH 2023



Residential Wing – Internal walls boarded, taped and jointed



Student Block - Internal finishes on-going

Internal Fitout

MARCH 2023



Student Block - Internal finishes on-going



Student Block - Internal finishes on-going

Internal Fitout

MARCH 2023



Student Wing – Kitchen installation



Residential Wing – Kitchen installation

Internal Fitout

MARCH 2023



Residential Block – Kitchen complete



Residential Block – Kitchen appliances installation

Internal Fitout

MARCH 2023



Residential Block – Kitchen appliance installation



Residential Block – Kitchen sink installation

Internal Fitout

MARCH 2023



Student Wing – Internal finishes on-going



Student Wing – Feature walls to apartments

Internal Fitout

MARCH 2023



Residential Block – Intercom telephone system



Residential Block – Radiator installation

Internal Fitout

MARCH 2023



Residential Block – IPS Installed



Residential Block – Bathroom sanitary items

Internal Fitout

MARCH 2023



Residential Block – IPS Installed



Residential Block – IPS, wall tiling and appliances on-going

Internal Fitout

MARCH 2023



Student Wing – Water meters installed



Student Wing – Water meters installed

Internal Fitout

MARCH 2023



Residential Wing – AOV Installation on-going



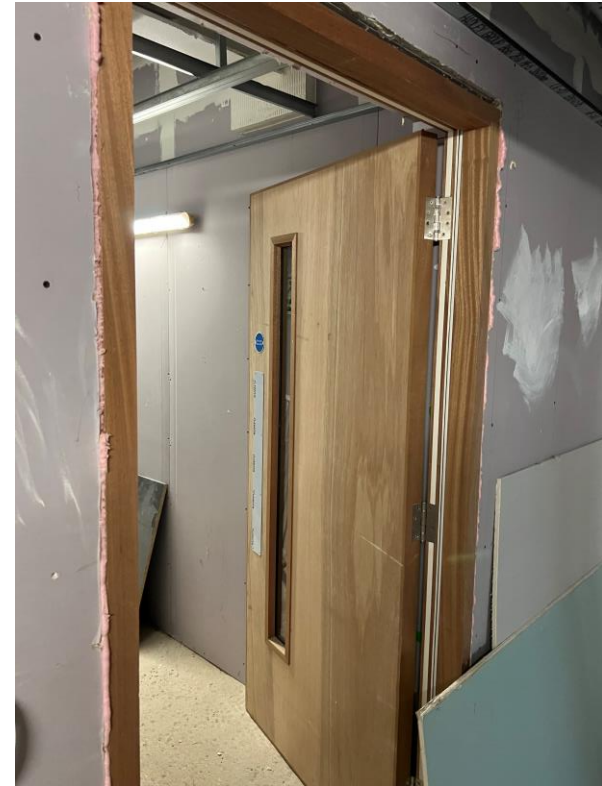
Residential Wing – AOV Installation on-going

Internal Fitout

MARCH 2023



Student Wing – Ventilation



Residential Wing – Fire doors installed

Show Apartment

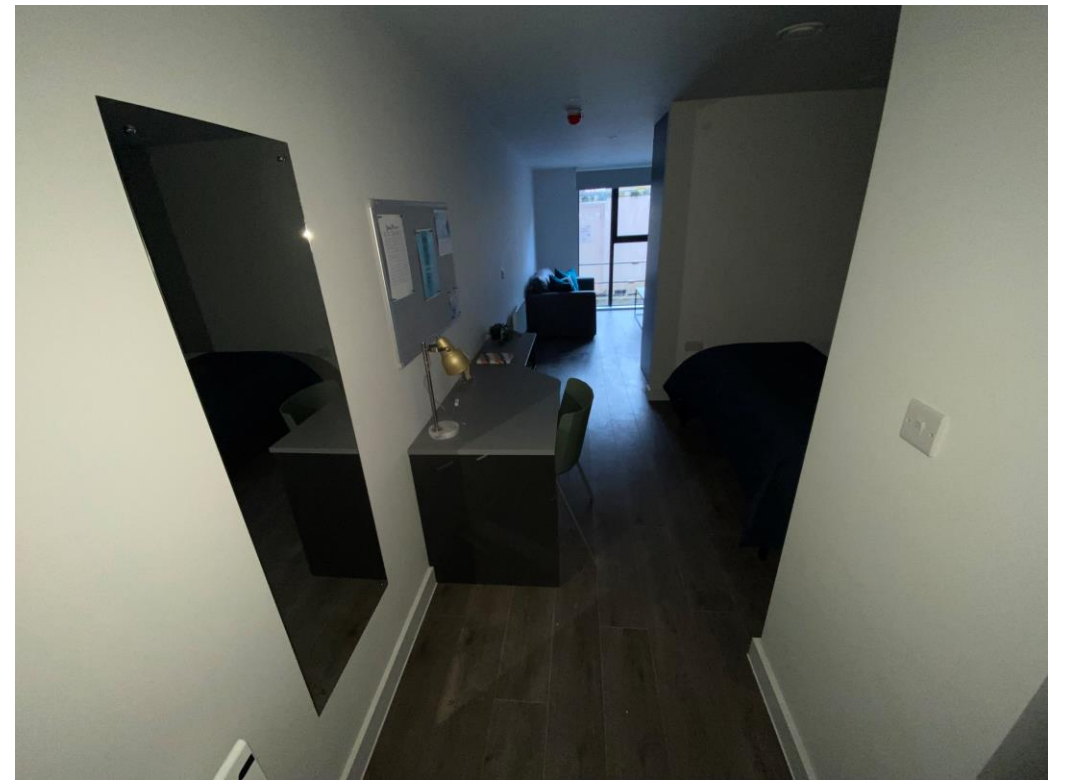
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New Build Development

Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



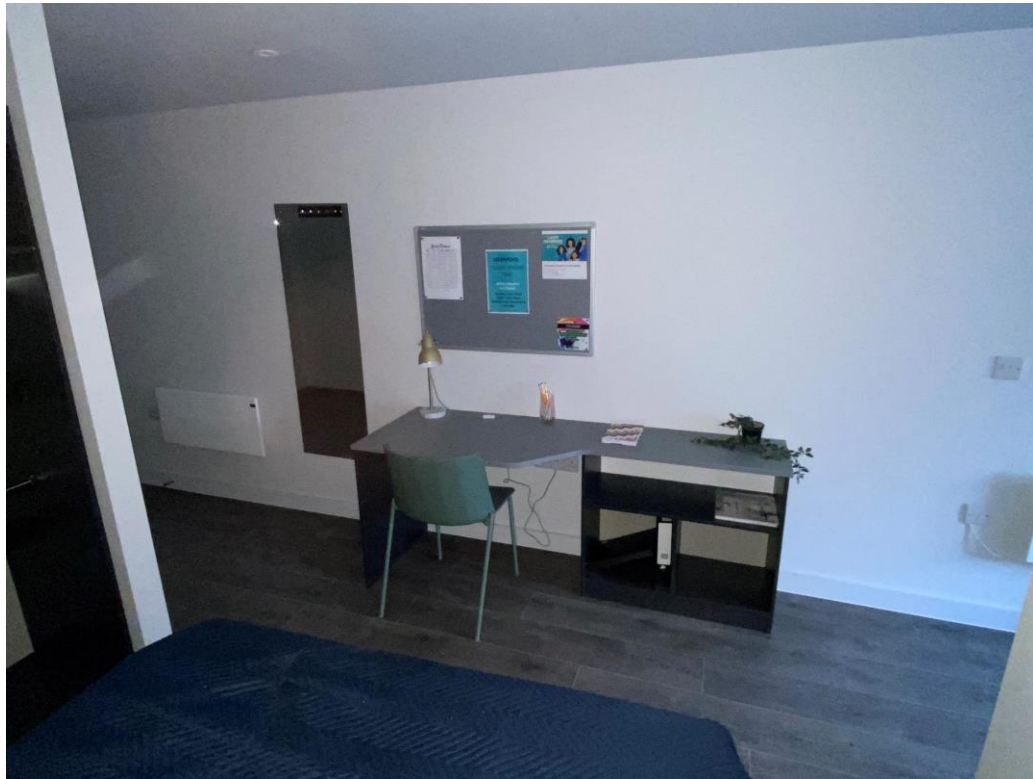
Student Wing – Show room



Student Wing – Show room

Internal Fitout

JANUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

JANUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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