

legacie



# ELEMENT - The Quarter Investors Report

IR24 June 2023

# ELEMENT - The Quarter 380 Luxury Apartments



## Schedule of Accommodation

### Lower Ground Floor

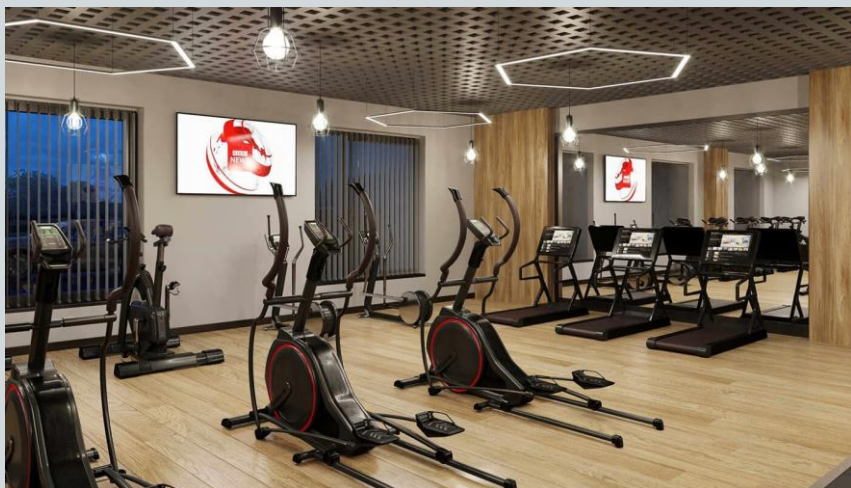
- Commercial units
- Gymnasium
- Cinema /Study
- Games /Lounge
- Comms Room
- Refuse store
- Cycle store
- Plant
- Management Office
- Lift access
- Undercroft Car parking

### 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

JUNE 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	100% complete
Ground floor slab construction	100% complete
Steel frame structure	100% complete
Upper suspended steel floor structure	100% complete
Internal staircase structure	100% 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	100% complete
External windows /doors & curtain walling	98% complete
External wall insulation & render	98% complete
Mansafe system	100% complete

# Sub-Structure & Super-Structure Progress

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Site entrance



Walker Street - Site view

# Sub-Structure & Super-Structure Progress

JUNE 2023



West Derby Road - Site view



West Derby Road - Site view



# Sub-Structure & Super-Structure Progress

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West Derby Road - Site view



Commercial Block – Tarmac laid to public pathway

# Sub-Structure & Super-Structure Progress

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Brunswick Road - Site view



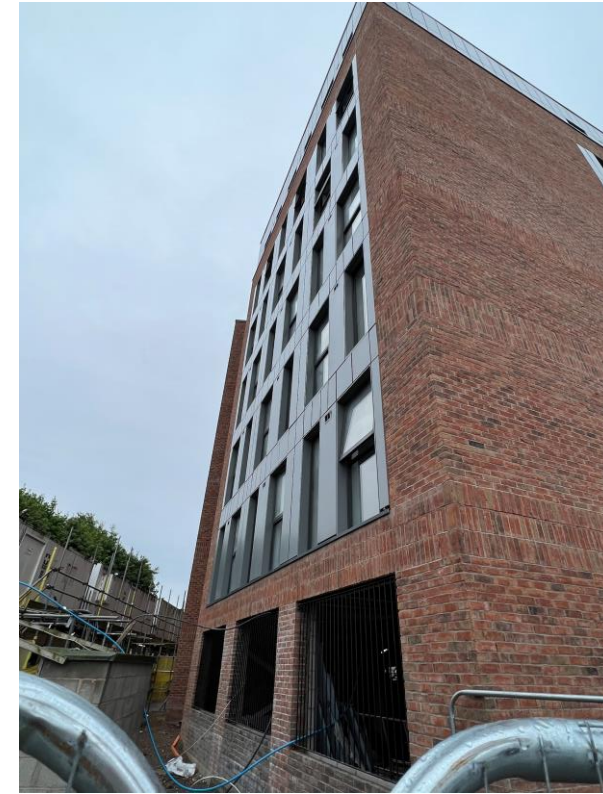
Brunswick Road - Site view

# Sub-Structure & Super-Structure Progress

JUNE 2023



Brunswick Road –Building signage



Rainscreen Cladding

# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential Block – Viewed from site courtyard



Residential Block – Cladding installation nearing completion

# Sub-Structure & Super-Structure Progress

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Student Wing – Cladding installation nearing completion



Residential Block – Removal of Hoist Lift

# Sub-Structure & Super-Structure Progress

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Liquid system applied to parapet walls



Rainscreen cladding installation nearing completion

# Sub-Structure & Super-Structure Progress

JUNE 2023



Commercial Units – Cladding nearing completion



Window installation nearing completion

# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential - Brick slip installation on-going



Commercial Units - Cladding installation nearing completion



# Sub-Structure & Super-Structure Progress

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Commercial Block - Curtain walling



Commercial Block - Curtain walling

# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential Wing – Installation of metal balustrade on-going



Residential Wing – Paving installation on-going

# Sub-Structure & Super-Structure Progress

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Residential Wing – Lightning protection cable



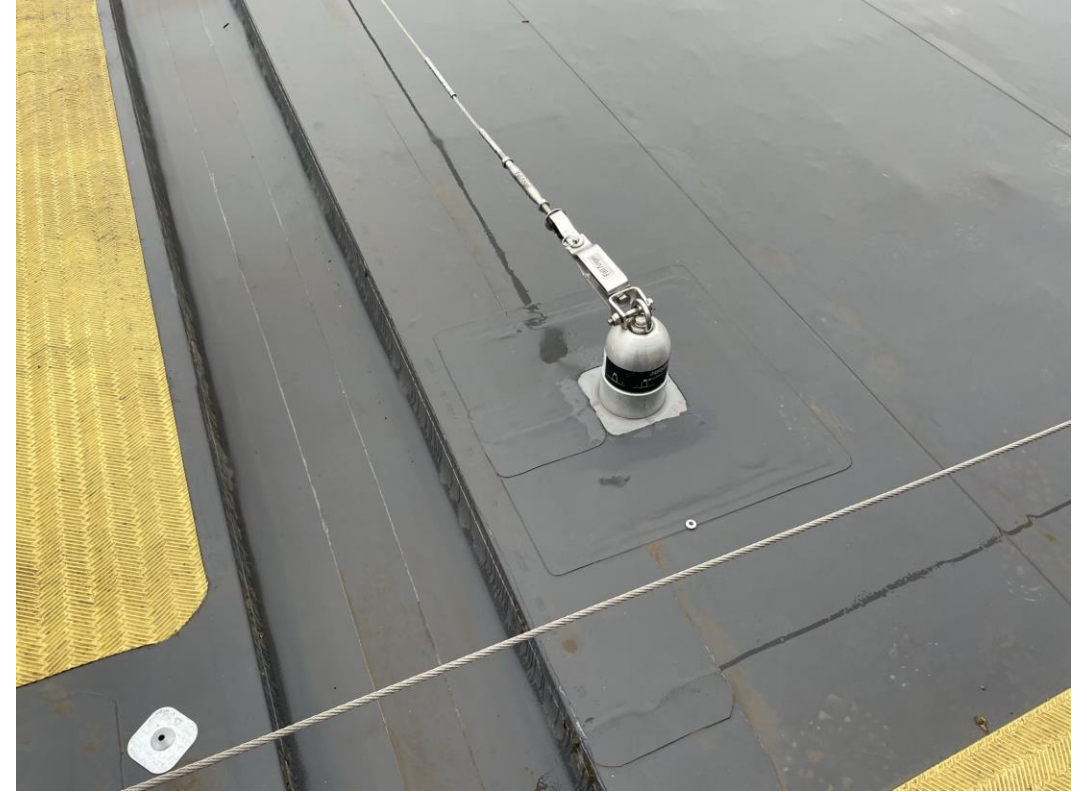
Residential Wing – Lightning protection cable

# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential Wing – Lightning protection cable



Student Wing – Mansafe system in place

# Sub-Structure & Super-Structure Progress

JUNE 2023



Student Wing – Rainscreen cladding complete



Student Wing – PV Panels

# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential Block – Removal of hoist lift nearing completion



Residential Block – Site view

# Sub-Structure & Super-Structure Progress

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Ceiling soffit insulation detail installed



Ceiling soffit insulation detail installed

# Sub-Structure & Super-Structure Progress

JUNE 2023



Under croft Car Park – Railings installed



Under croft Car Park – Railings installed



# Sub-Structure & Super-Structure Progress

JUNE 2023



Residential Block – Dry Riser installation on-going



Residential Block – Above ground drainage

# Sub-Structure & Super-Structure Progress

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Residential Block – Fob access



Residential Block – Data hub installed

# Internal Fit-out

Element – The Quarter, Liverpool  
New Build Development

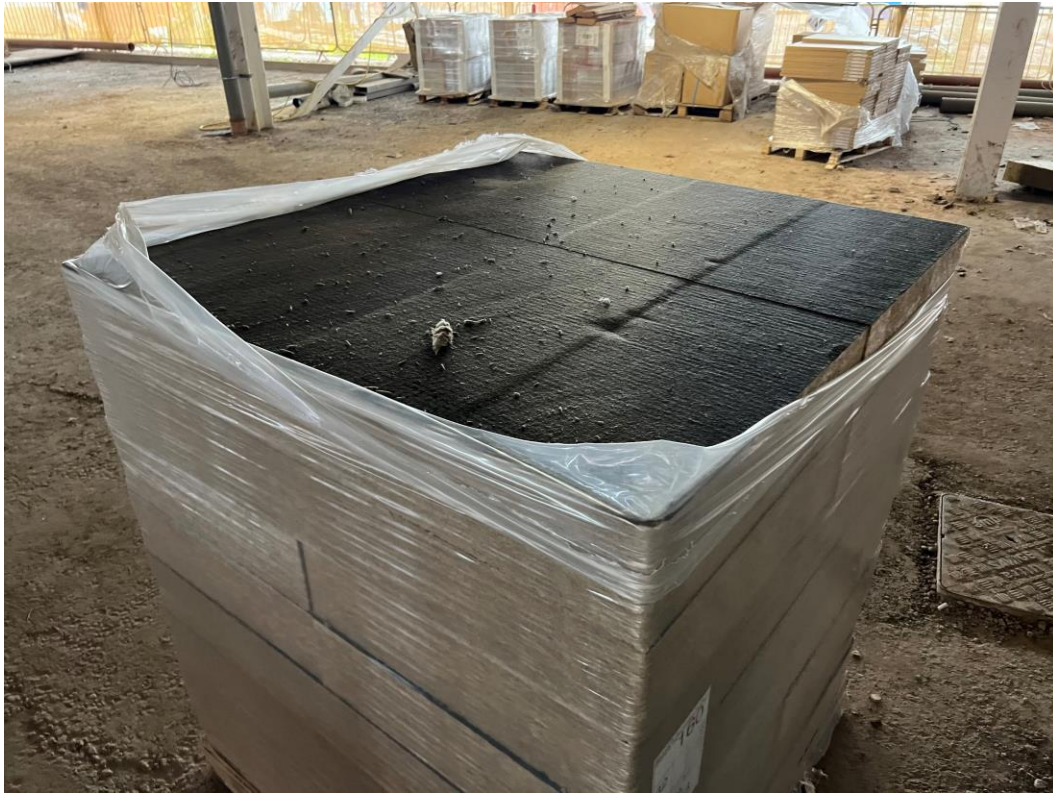
# Element – The Quarter Internal Fit-out Construction Progress

JUNE 2023

Core drilling for services	100% complete
Lift installation	98% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	98% complete
Plaster finishes walls and ceilings	96% complete
1st fix electrical	99% complete
1st fix plumbing and heating	99% complete
Kitchen units and appliances	75% complete
Doorframes	94% complete
Skirting and architrave	86% complete
Bathroom sanitary fittings	89% complete
Wall and floor tiling	92% complete
Carpet and floor finishes	88% complete
Doors and ironmongery	86% complete
Decorations	73% complete
2 <sup>nd</sup> fix electrical	69% complete
2 <sup>nd</sup> fix plumbing and heating	69% complete
General fixtures and fittings	25% complete

# Internal Fitout

JUNE 2023



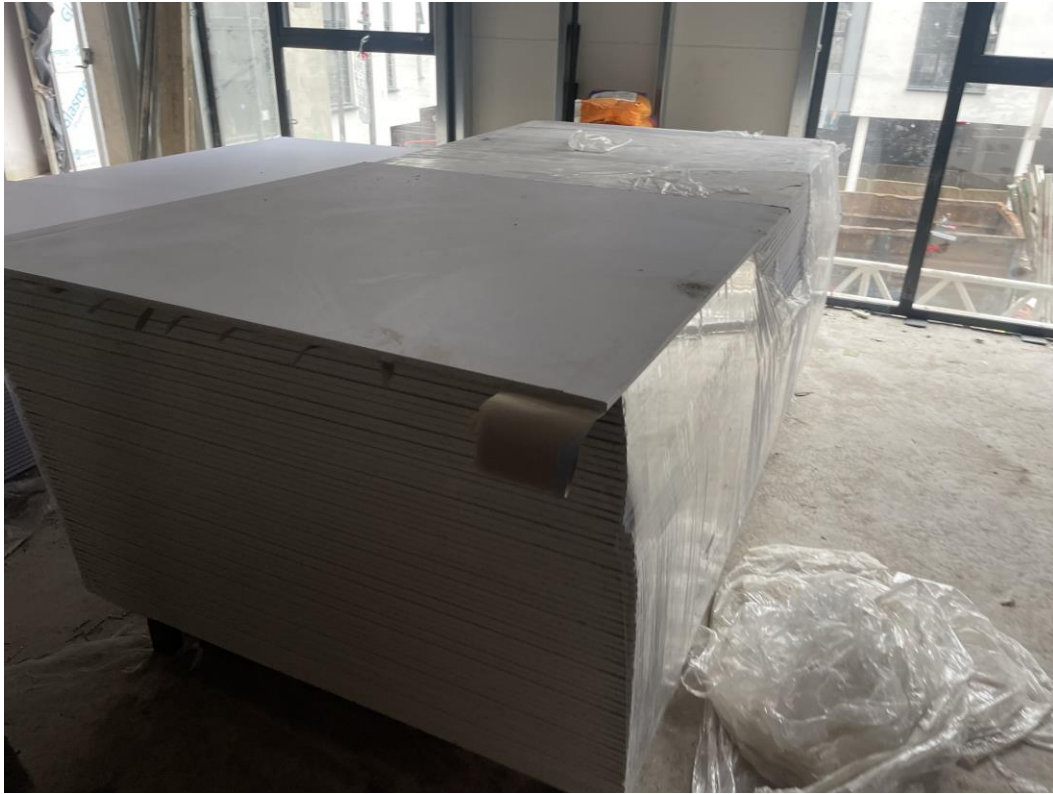
Materials Stored – Soffit insulation



Materials Stored – Laminated vanity shelves

# Internal Fitout

JUNE 2023



Material storage – Plasterboard



Material Storage – Ceramic floor tiles

# Internal Fitout

JUNE 2023



Material Storage – KERS Units



Material Storage – Ceramic floor tiles

# Internal Fitout

JUNE 2023



Material storage – Kitchen Units



Material Storage – Sanitary Appliances



# Internal Fitout

JUNE 2023



Material storage – Door casings



Material Storage – Paving slabs

# Internal Fitout

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Materials Stored – Brick Slip



Materials Stored – Brick Slip

# Internal Fitout

JUNE 2023



Materials Stored – Lift weights



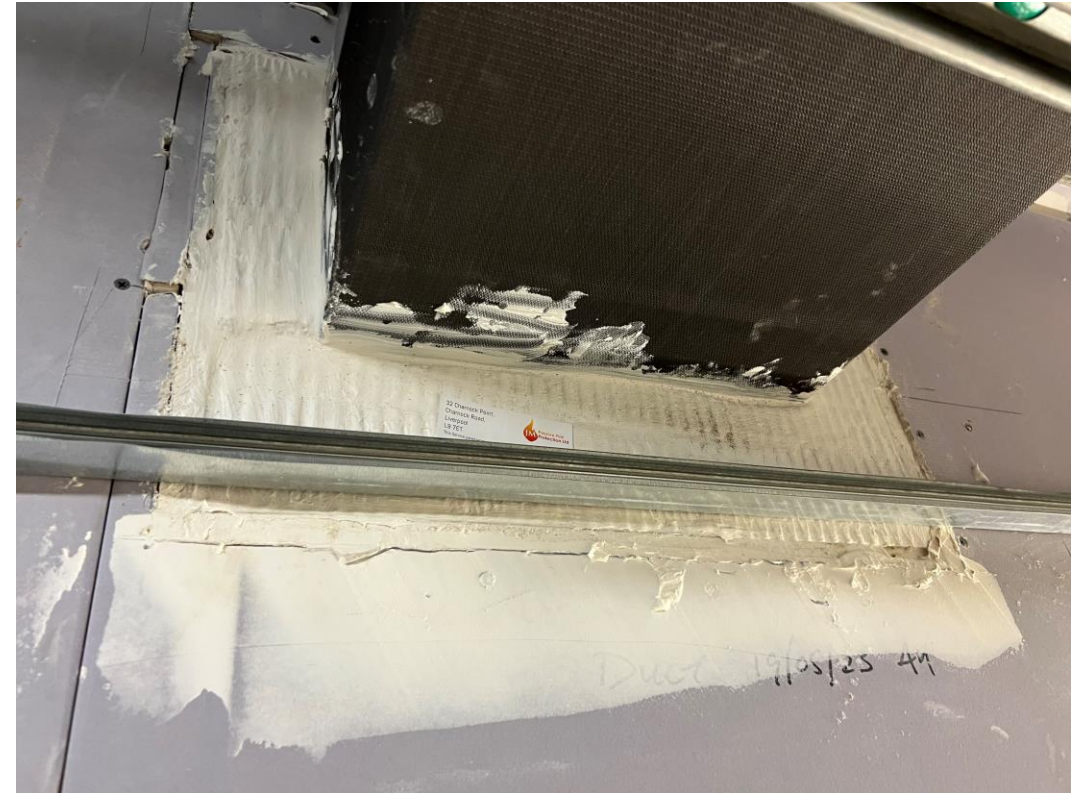
Materials Stored – Soffit insulation

# Internal Fitout

JUNE 2023



Ground Floor – Corridor walls boarded



Ground Floor – Fire stopping works

# Internal Fitout

JUNE 2023



Ground Floor– Tape & Jointing



Ground Floor– Latex screed & Wall & Ceiling decoration

# Internal Fitout

JUNE 2023



Ground Floor – Wall & ceiling decoration



Ground Floor – Latex screed

# Internal Fitout

JUNE 2023



Ground Floor– Laminate flooring installation commenced



Ground Floor– Laminate flooring installation commenced

# Internal Fitout

JUNE 2023



Ground Floor– Laminate flooring installation commenced



Ground Floor– Laminate flooring installation commenced



# Internal Fitout

JUNE 2023



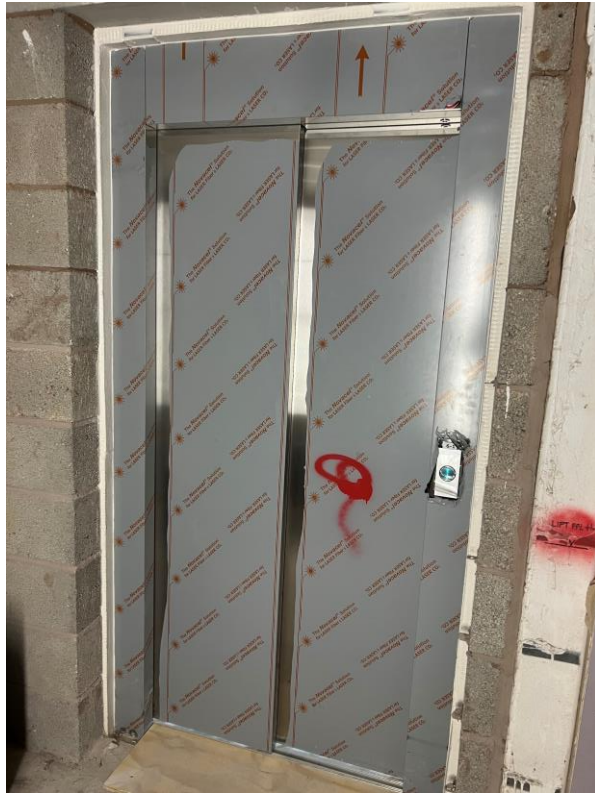
Ground Floor – Slattered Timber detail



Ground Floor – Slattered Timber detail

# Internal Fitout

JUNE 2023



Student Block – Lift installation nearing completion



Student Block – Temporary working platform

# Internal Fitout

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Student Block – Lift Lobby floor tiled



Student Block – Lift Lobby floor tiled

# Internal Fitout

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Residential Block – Lift lobby tiled flooring



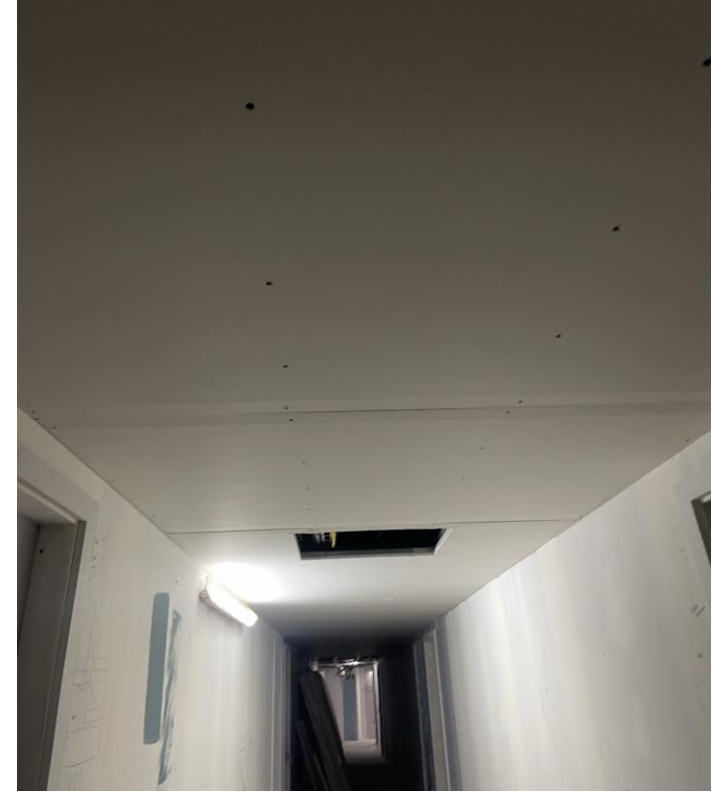
Residential Block – Lift lobby tiled flooring

# Internal Fitout

JUNE 2023



Residential Block – Corridor walls boarded



Residential Block – Corridor ceilings boarded

# Internal Fitout

JUNE 2023



Residential Block – Walls & ceilings plastered



Student / Residential Wing – Latex screed applied

# Internal Fitout

JUNE 2023



Residential Block – 2<sup>nd</sup> coat decoration complete



Student / Residential Wing – Ceiling decoration complete

# Internal Fitout

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Student Block – Corridor Carpet tiles installed



Student Block – Corridor Feature wallpaper

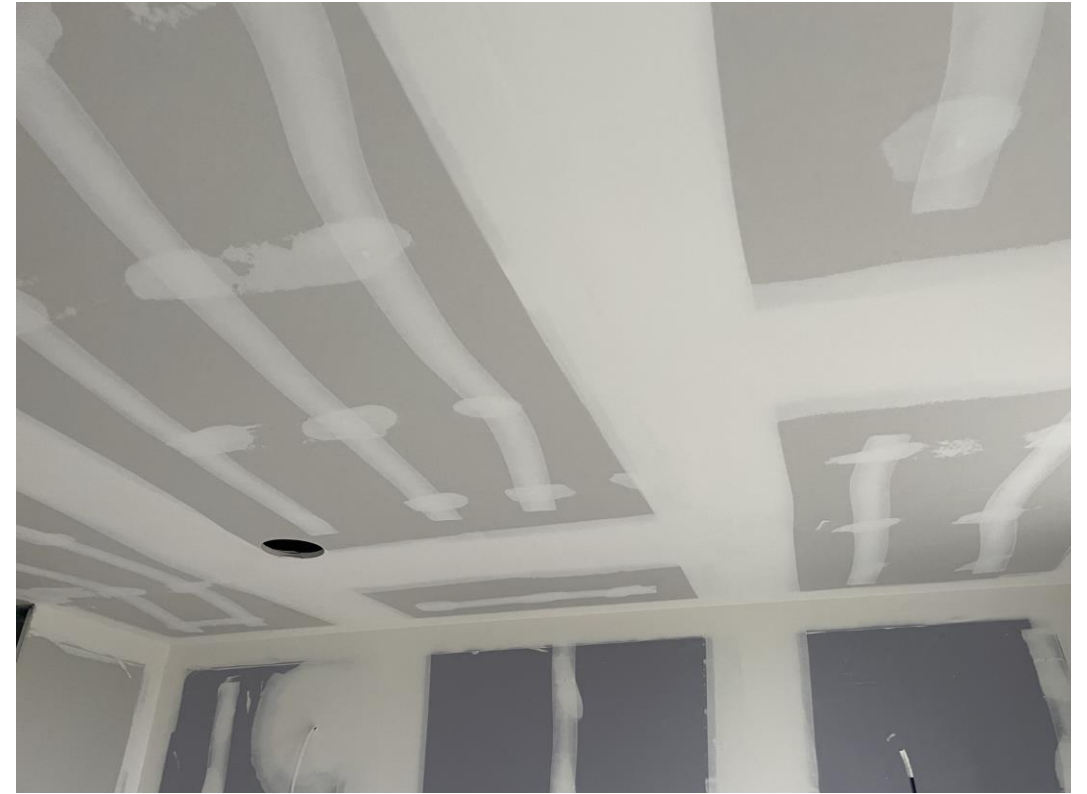


# Internal Fitout

JUNE 2023



Residential Block – Walls & ceiling tape & jointed



Residential Block – Walls & ceiling tape & jointed

# Internal Fitout

JUNE 2023



Residential Block – Laminate flooring installed



Residential Block – Laminate flooring installed

# Internal Fitout

JUNE 2023



Residential Block – Decoration works on-going



Residential Block – Decoration works on-going

# Internal Fitout

JUNE 2023



Residential Block – Apartment Door installation



Residential Block – Apartment Door installation

# Internal Fitout

JUNE 2023



Residential Block – MDF Window boards



Residential Block – MDF Window boards

# Internal Fitout

JUNE 2023



Residential Block – Laminate flooring installed



Residential Block – Laminate flooring installed

# Internal Fitout

JUNE 2023



Residential Block – Feature wall



Residential Block – Bed head-board in place

# Internal Fitout

JUNE 2023



Residential Block – Furniture installed



Residential Block – Furniture installed



# Internal Fitout

JUNE 2023



Residential Block – Furniture loaded



Residential Block – Fridge installed

# Internal Fitout

JUNE 2023



Residential Block – Apartment mattresses



Residential Block – Apartment furniture

# Internal Fitout

JUNE 2023



Residential Wing – Kitchen installation



Residential Wing – KERS units installed

# Internal Fitout

JUNE 2023



Residential Block – Kitchen complete



Residential Block – Sink

# Internal Fitout

JUNE 2023



Residential Block – Appliances installed



Residential Block - Microwave

# Internal Fitout

JUNE 2023



Residential Block – Shower tray installed



Residential Block – Wall tiles installed

# Internal Fitout

JUNE 2023



Residential Block – Sanitary Items



Residential Block – Sanitary Items

# Internal Fitout

JUNE 2023



Residential Block – Towel radiator

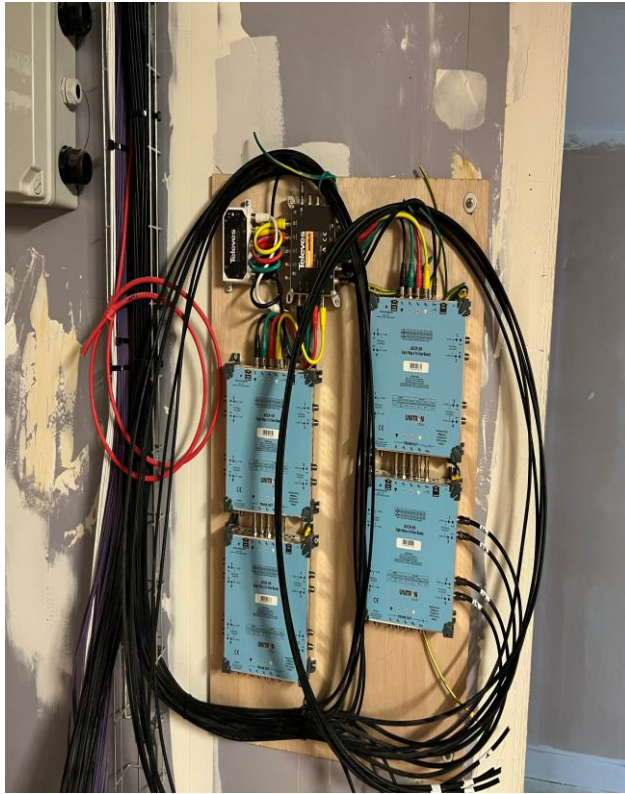


Residential Block – Panel heater



# Internal Fitout

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Residential Block – Data installation



Residential Block – Apartment metres installation

# Show Apartment

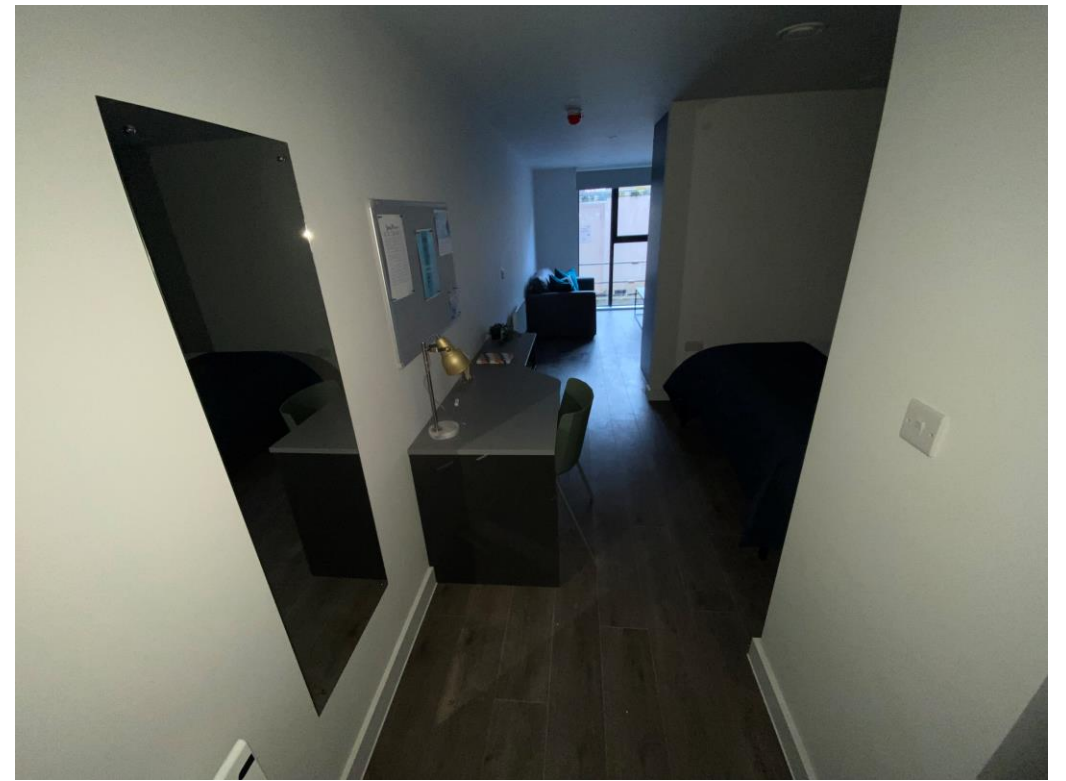
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# Internal Fitout

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Student Wing – Show flat



Student Wing – Show flat

# Internal Fitout

JANUARY 2023



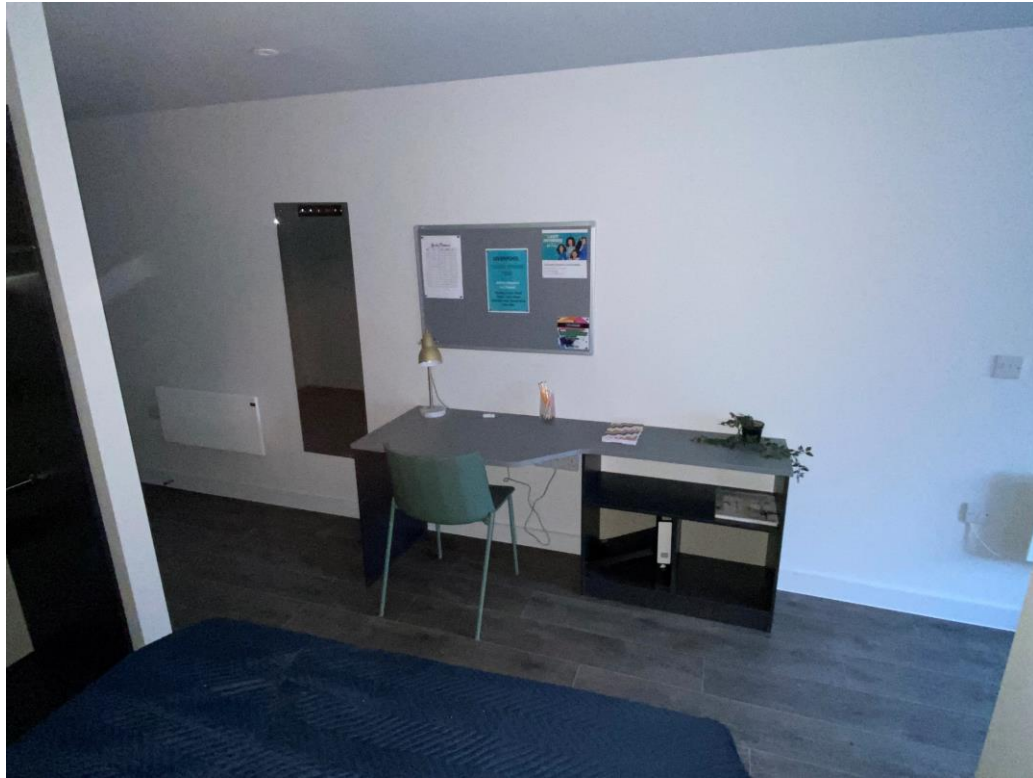
Student Wing – Show room



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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