

legacie



The Summit Investors Report

IR05 December 2021

The Summit

145 Luxury Apartments



Schedule of Accommodation

Basement

- Car parking 45 no. spaces
- Lift access
- Plant

Ground Floor

- Commercial units
- Gymnasium
- 2 no. 1 Bedroom Apartments
- Comms Room
- Refuse store
- Cycle store
- Plant
- Sub-station
- Hard and soft landscaping

Floors 1 - 10

- 70 no. 1 Bedroom Apartments
- 73 no. 2 Bedroom Apartments
- Roof terraces

New Build Development to Create Residential Apartments Commercial Units & Basement Parking



Land at corner of Parliament Street & Caryl Street, Liverpool L8 5RW

The eight & eleven 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
- New concrete ramp access to basement parking
- Ten and Eleven 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 commercial units, gym 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 building fabric and internal finishes to the partially completed building

Site Location



Aerial view of The Summit site location



Aerial view of The Summit site location

Building Structure

The Summit, Liverpool
New Build Development

Sub-Structure & Super-Structure Construction Progress

DECEMBER 2021

	Original Scheme	On-site Progression
Underground drainage	100% complete	100% complete
Floor slab construction	100% complete	100% complete
Steel frame structure	100% complete	100% complete
Upper suspended steel floor structure	100% complete	100% complete
Internal staircase structure	100% complete	100% complete
Sub-structure masonry walls	100% complete	100% complete
Fire coating steel framework	95% complete	95% complete
Fire coating repairs	0% complete	0% complete
Structural framework forming external walls	100% complete	100% complete
Scaffolding & mast climber access	100% complete	100% complete
Flat roof structure	100% complete	100% complete
Flat roof coverings including balconies	95% complete	95% complete
Weatherboarding	100% complete	100% complete
External windows /doors & curtain walling	90% complete	90% complete
External wall insulation & cladding	80% complete	80% complete
External wall insulation & cladding investigation & repair	0% complete	65% complete
Mansafe system	98% complete	98% complete

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from Parliament Street



Development viewed from Parliament Street

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from Parliament Street



Development viewed from Parliament Street

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from Parliament Street



Development viewed from Parliament Street

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Street hoarding in place on Parliament square



Street hoarding in place on Parliament square

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from Caryl Street



Development viewed from Caryl Street

Sub-Structure & Super-Structure Progress

DECEMBER 2021



External Cladding remedial works ongoing



External Cladding remedial works ongoing

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from Caryl Street



External Cladding remedial works ongoing

Sub-Structure & Super-Structure Progress

DECEMBER 2021



External Cladding remedial works ongoing



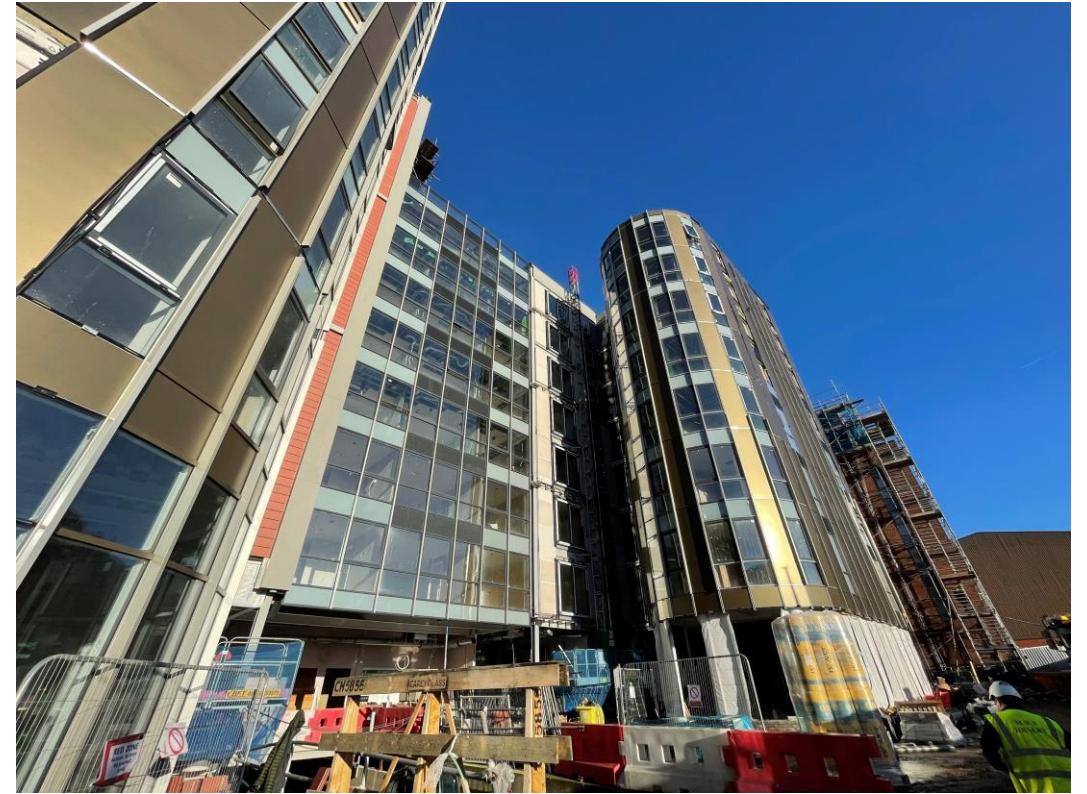
Curtain walling installation to ground floor ongoing

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Development viewed from site compound



Development viewed from site compound

Sub-Structure & Super-Structure Progress

DECEMBER 2021



Curtain walling installation to ground floor ongoing



Curtain walling installation to ground floor ongoing

Internal Fit-out

The Summit, Liverpool
New Build Development

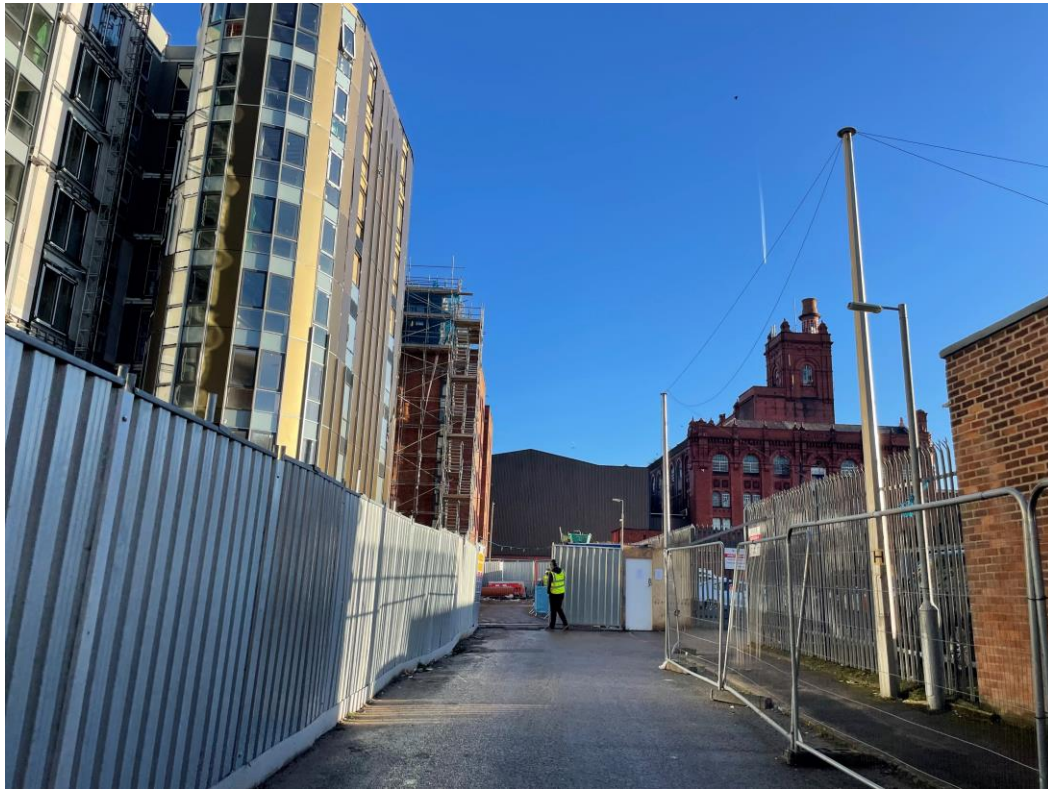
Internal Fit-out Construction Progress

DECEMBER 2021

	Original Scheme	On-site Progression
Core drilling for services	100% complete	100% complete
Riser installation	100% complete	100% complete
Lift installation	98% complete	98% complete
Above ground drainage	95% complete	95% complete
Partition walls installation	100% complete	100% complete
Apartment ceiling installation	100% complete	100% complete
Plaster finishes walls and ceilings	100% complete	100% complete
First fix electrical	100% complete	100% complete
First fix plumbing and heating	90% complete	60% complete
Kitchen units and appliances	60% complete	0% complete
Doorframes	70% complete	59% complete
Skirting and architrave	60% complete	51% complete
Bathroom sanitary fittings	60% complete	43% complete
Wall and floor tiling	60% complete	52% complete
Carpet and floor finishes	50% complete	50% complete
Doors and ironmongery	50% complete	0% complete
Decorations	50% complete	34% complete
Second fix electrical	60% complete	26% complete
Second fix plumbing and heating	60% complete	26% complete
General fixtures and fittings	0% complete	0% complete

Internal Fitout Progress

DECEMBER 2021



Site Entrance



Site Entrance

Internal Fitout Progress

DECEMBER 2021



Plaster Board



Forklift in operation

Internal Fitout Progress

DECEMBER 2021



Tile Adhesive



Window Glazing

Internal Fitout Progress

DECEMBER 2021



Window Glazing



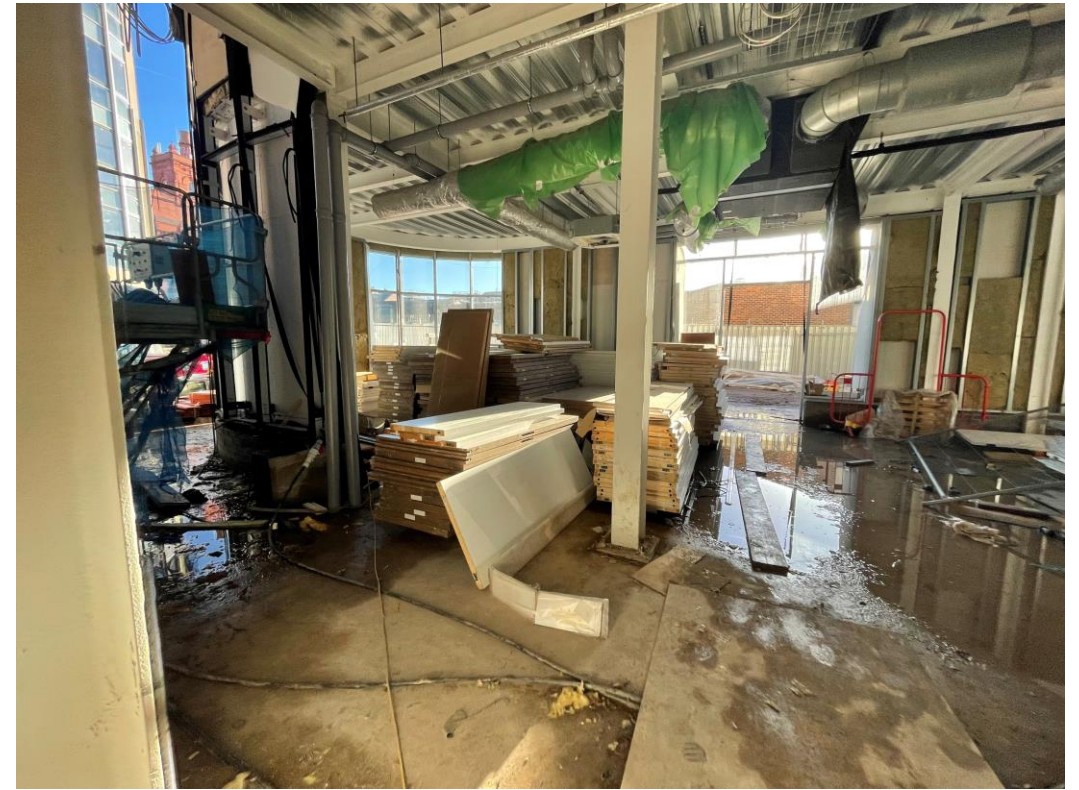
Window Glazing

Internal Fitout Progress

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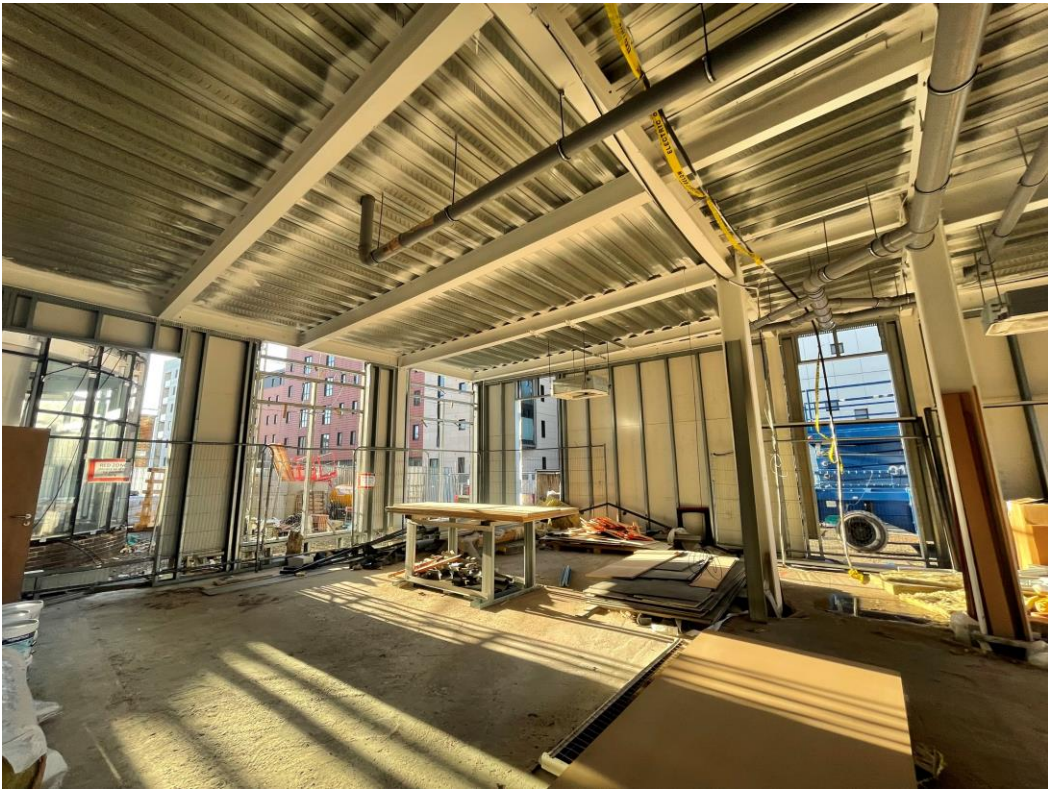
Insulation stored



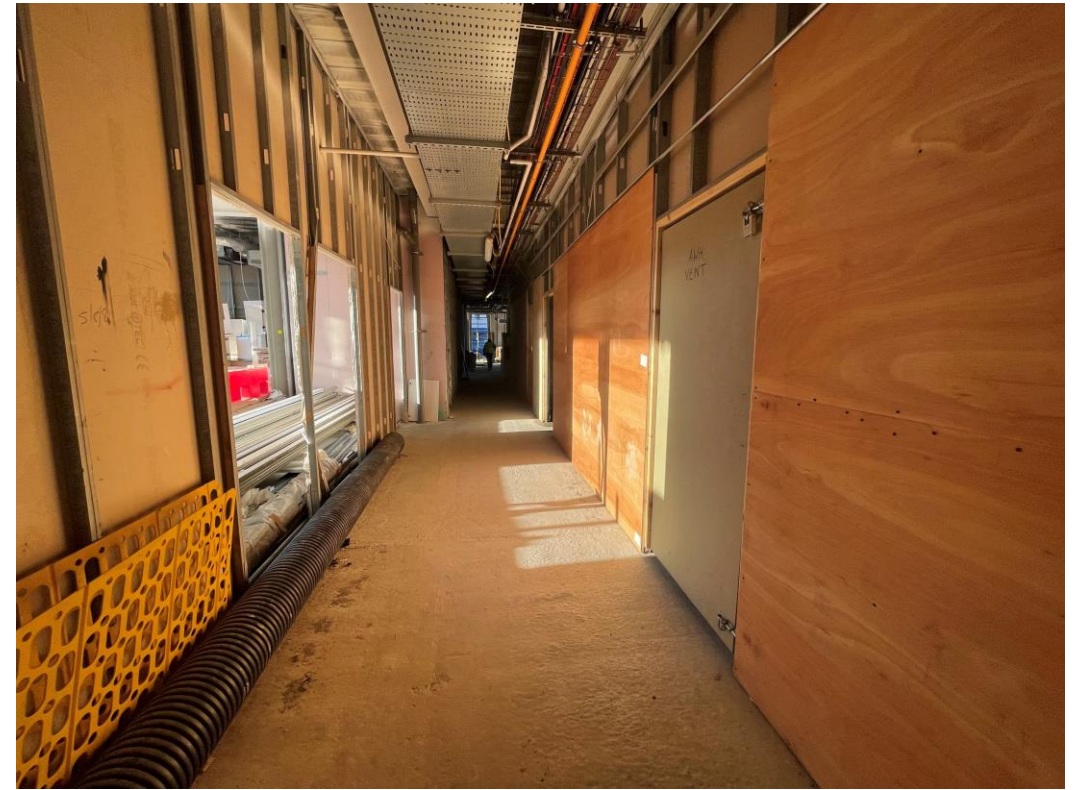
Removal of old doors ongoing

Internal Fitout Progress

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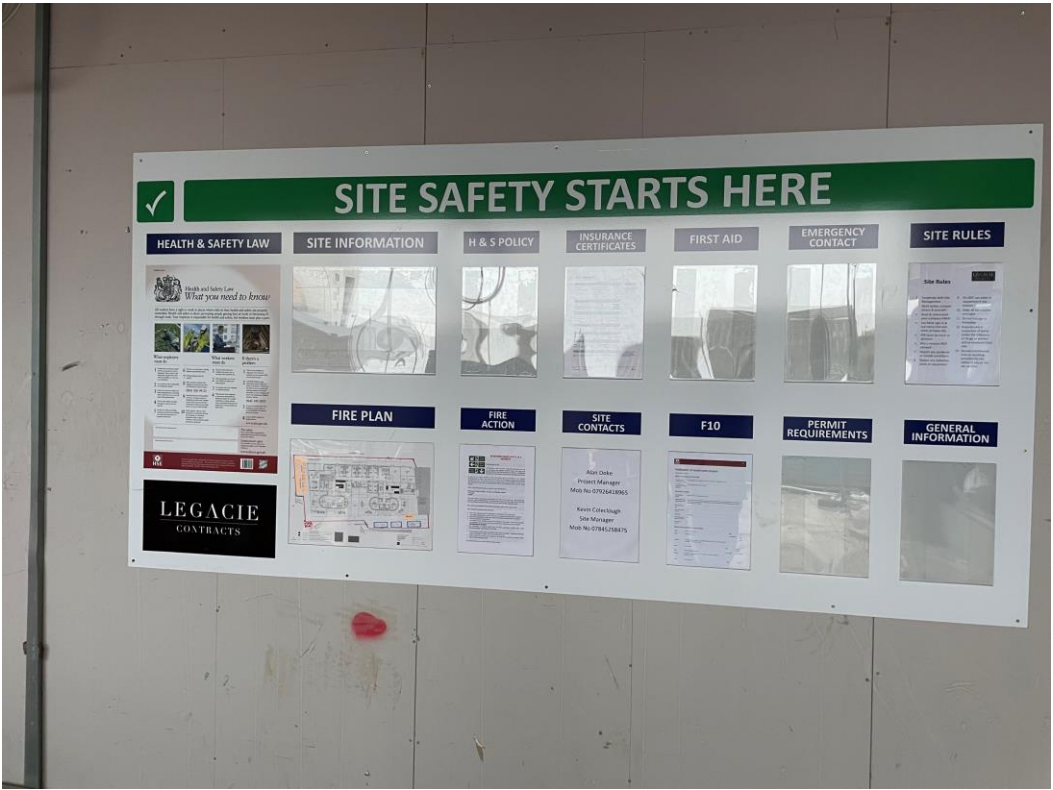
Ground Floor



Circulation areas

Internal Fitout Progress

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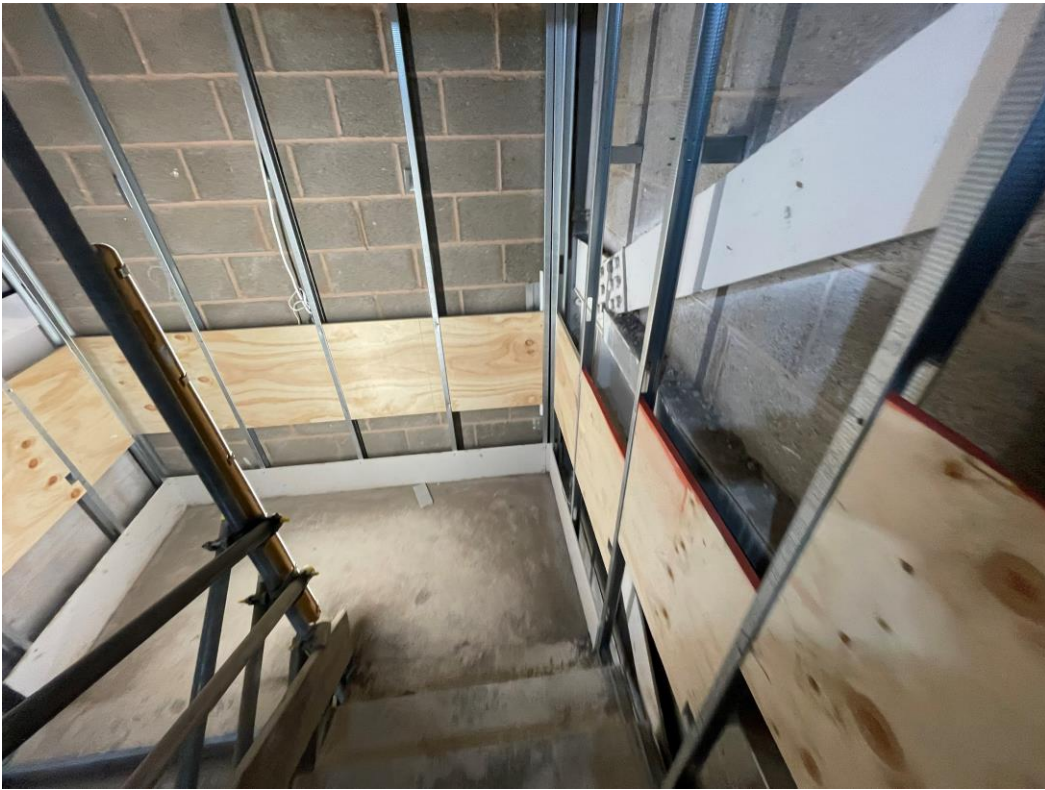
Site safety board

LEGACIE CONTRACTS				Daily Activity Briefing Board		Date 20-12-2021
HAZARDS	SUBCONTRACTOR	WORKFORCE	LOCATION	DELIVERIES		
CUMBER TO WEST ELEVATION MOUNTAIN ABOVE	BAK GRADING	6 Fitted 1 Supervisor	2nd floor ECU 21F 2nd floor ECU A 2nd floor 2nd floor		Mon 20 20 columns - cast	
	SHIELD				Tue 21	
UP TO BARREL 2	M.W.S.				Wed 22	
	COKE	Plumber 1 Laborer	2 Managers 1 " " 2nd floor 1 " " 2nd floor 1 " " 2nd floor	1 Laborer	Wed 22	
	MEIDAN	1 Supervisor 2 workers 1 worker	1 more laborer 1 more laborer 1 Supervisor	1st floor 1st floor 21-27 columns cast	Wed 22	
	A.W.H.	2 Fitters	1st floor 1st floor	L&P day	Thu 23	
	C.E. INSPECTIONS				Thu 23	
	PLUMBING	4 Fitters	1 Level 2 2 Level 1 1 Plumbing		Fri 24 2nd columns	
	CONCRETE	3 Partners	1 L.S.A 1 L.S.A 1 Team A	2nd floor		
	S.A.L.					

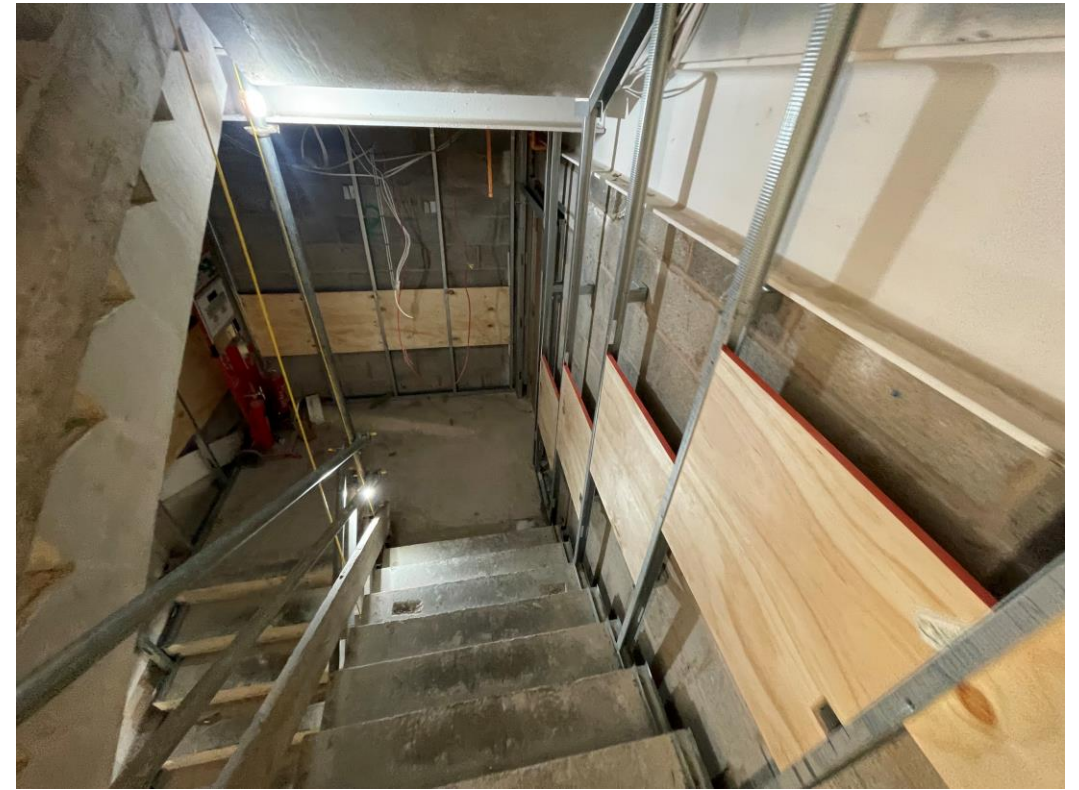
Daily Briefing board

Internal Fitout Progress

DECEMBER 2021



Partitions & Pattress installed to stair case



Partitions & Pattress installed to stair case

Internal Fitout Progress

DECEMBER 2021



Screeding to landing areas ongoing



Screeding to landing areas ongoing

Internal Fitout Progress

DECEMBER 2021



Ceiling grid installed & walls skimmed to circulation areas



Ceiling grid installed & walls skimmed to circulation areas

Internal Fitout Progress

DECEMBER 2021



Ceilings boarded & walls skimmed to circulation areas



Ceilings boarded & walls skimmed to circulation areas

Internal Fitout Progress

DECEMBER 2021



Ceilings boarded to circulation areas



Skim coat circulation areas

Internal Fitout Progress

DECEMBER 2021



Skim coat to circulation areas



Skim coat to circulation areas

Internal Fitout Progress

DECEMBER 2021



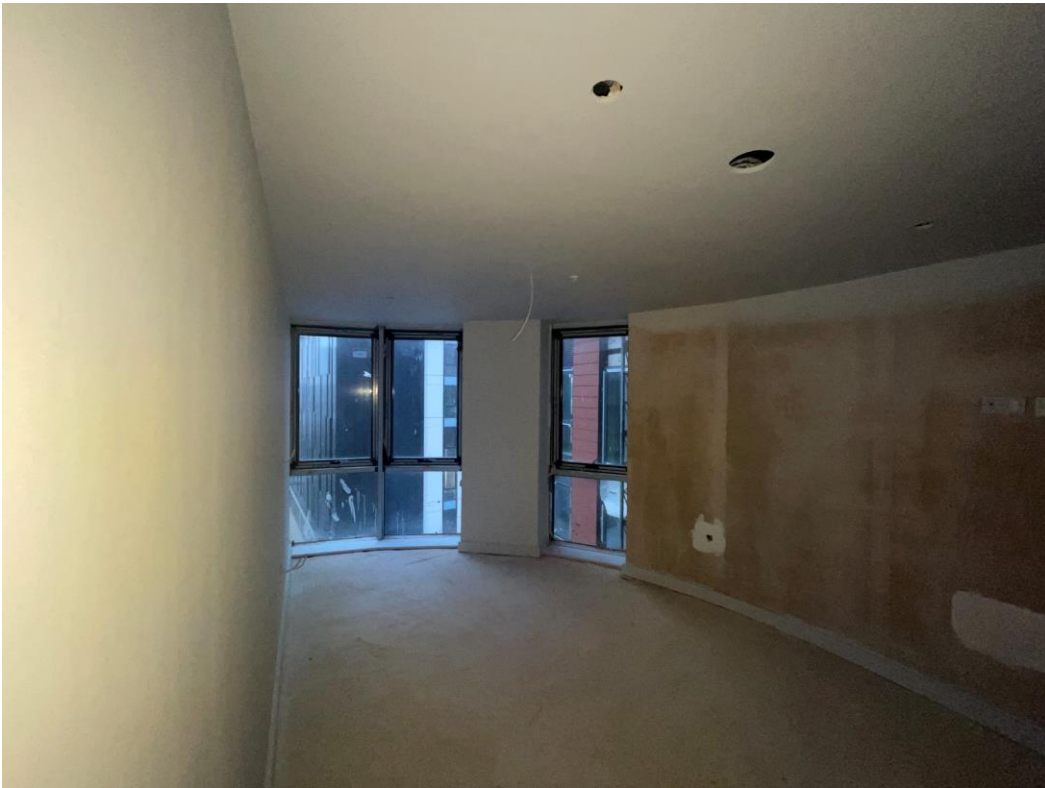
Skim coat to circulation areas



Decoration ongoing to apartments

Internal Fitout Progress

DECEMBER 2021



Decoration ongoing to apartments



1st fix electrical installation ongoing

Internal Fitout Progress

DECEMBER 2021



Carpets on site ready for installation



Carpets & underlay on site ready for installation

Internal Fitout Progress

DECEMBER 2021



Carpets installed



Carpets & underlay on site ready for installation

Internal Fitout Progress

DECEMBER 2021



Carpets installed



Decoration ongoing to apartments

Internal Fitout Progress

DECEMBER 2021



Ventilation system installation ongoing



Decoration ongoing to apartments

Internal Fitout Progress

DECEMBER 2021



Carpets & underlay on site ready for installation



Carpets & underlay on site ready for installation

Internal Fitout Progress

DECEMBER 2021



Carpets installation ongoing



Carpets installation ongoing

Internal Fitout Progress

DECEMBER 2021



Carpets installation ongoing



Decoration ongoing

Internal Fitout Progress

DECEMBER 2021



Carpet installation ongoing



Carpets installation ongoing

Internal Fitout Progress

DECEMBER 2021



Carpets installation ongoing



Ventilation system & water cylinder installation ongoing

Internal Fitout Progress

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Carpets onsite ready for installation



Carpets installation ongoing

Internal Fitout Progress

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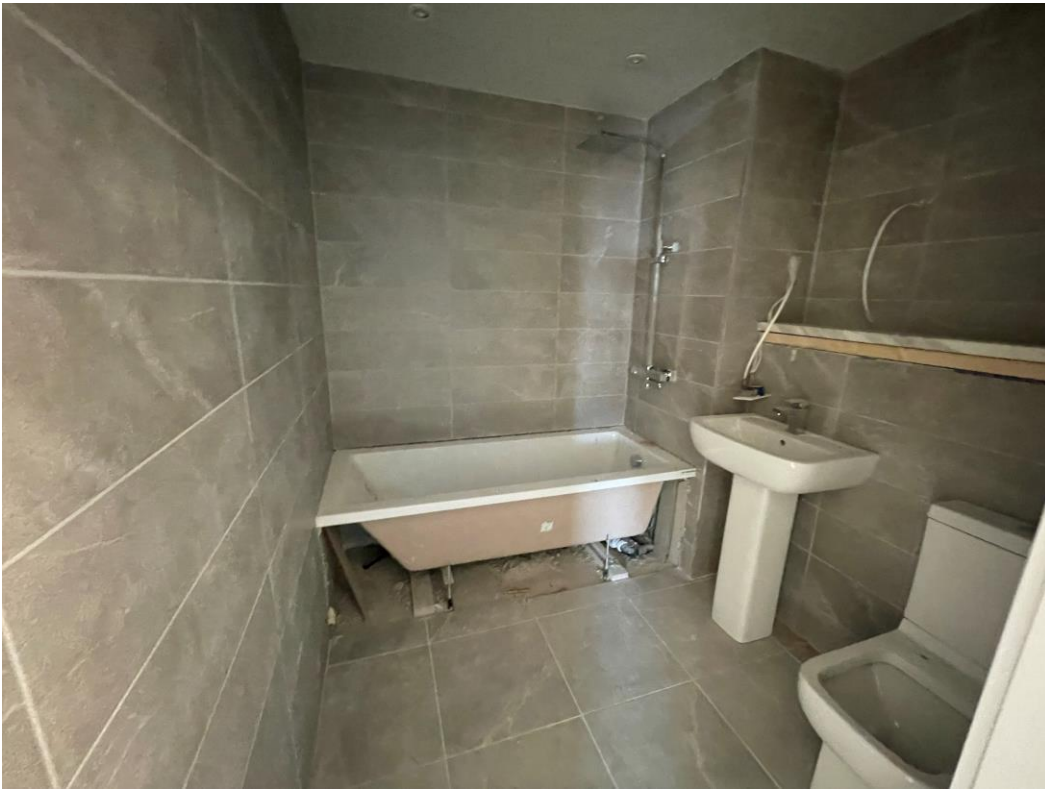
Carpets onsite ready for installation



Sanitary & vanity shelf installation ongoing

Internal Fitout Progress

DECEMBER 2021



Sanitary & vanity shelf installation ongoing



Sanitary installation ongoing

Internal Fitout Progress

DECEMBER 2021



Sanitary & vanity shelf installation ongoing



Sanitary & vanity shelf installation ongoing

Internal Fitout Progress

DECEMBER 2021



Sanitary & vanity shelf installation ongoing



Bathroom installation ongoing

Internal Fitout Progress

DECEMBER 2021



Bathroom installation ongoing



Bathroom installation ongoing

Internal Fitout Progress

DECEMBER 2021



Bath installed



Skim coat applied to bathroom ceiling

Internal Fitout Progress

DECEMBER 2021



Bathroom installation nearing completion



Bath & shower installed

Internal Fitout Progress

DECEMBER 2021



Bathroom installation nearing completion



Bath panel installed

Internal Fitout Progress

DECEMBER 2021



Water cylinder onsite ready for installation



Ventilation system installation ongoing

Internal Fitout Progress

DECEMBER 2021



Ventilation system & water cylinder installation ongoing



Ventilation system & water cylinder installation ongoing

Internal Fitout Progress

DECEMBER 2021



Ventilation system & water cylinder installation ongoing



Ventilation system & water cylinder installation ongoing

Internal Fitout Progress

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Ventilation system & water cylinder installation ongoing



Ventilation system installation ongoing

TO FIND OUT MORE ABOUT

The Summit, Liverpool

PLEASE CONTACT

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