

NEWSLETTER ISSUE NO.5 MARCH 2020



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COVID-19 UPDATE

Government guidelines are currently enabling construction sites to remain in operation, provided they follow strict EHO guidelines. J A Ball remain open and are working on site. There is a very strict sign in and wash down procedure to enter site. Workers are not permitted to work in the same apartments, however, they are able to work in isolation in those areas where possible. Lunch breaks and use of canteens is staggered, with hourly cleaning routines taking place to prevent any possible contamination. The main contractor has also implemented flexible working hours 7 days a week to further spread out the amount of workers on site at any one time but to maintain momentum.

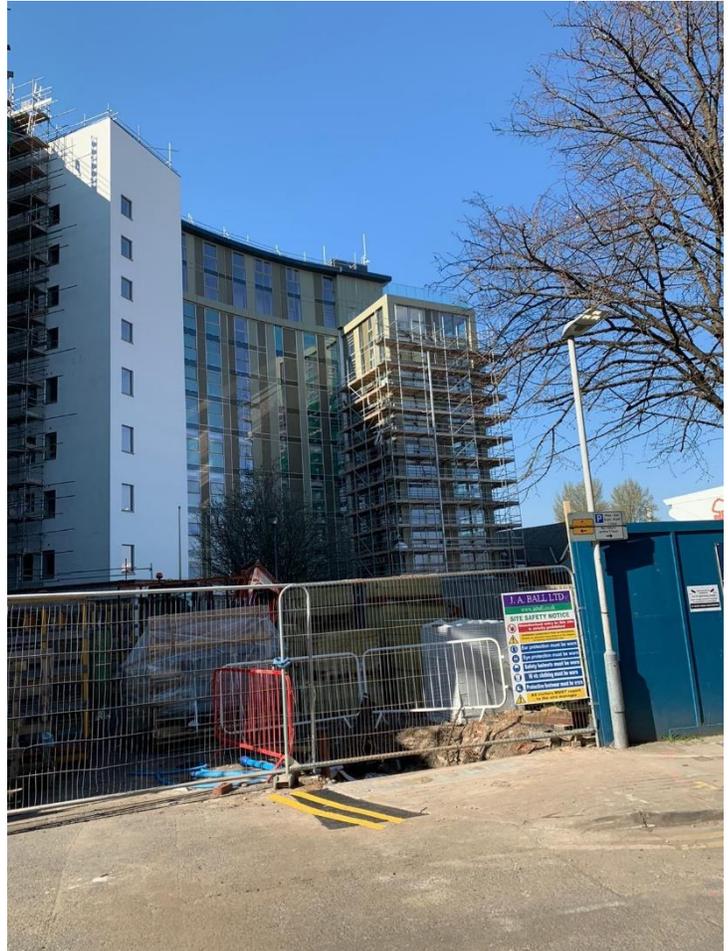
CONSTRUCTION PROGRESS

Good progress has been made in the recent weeks. Floors 1-8 are now fully plastered, and decorating is proceeding at a steady pace throughout. Communal stair cores are nearing completion. Some of you may have seen some of the scaffold on the rear has now been completely removed, with the front façade due to be receiving its final coat of render very soon that will finally unveil the finished face of the building.

In our 35 years developing, never have we seen so many challenges face a single project! Shortly after acquiring the site, the country held the Brexit referendum, since then there has been persistent floods & high winds, a general election, huge changes in building regulations as a result of Grenfell and now Covid-19. Testing times!

This latest development is now starting to have some impact and causing us some delays, chiefly among these has been the lifts which were supplied and fitted from Italy. Luckily, we now have most of the equipment on site. As a result of the Italian lockdown, the main issue was labour delays. However, we have managed to source 3 UK based fitting teams who are working away on the 3 lift cores and installing the equipment.

Most of the materials required to finish the internals are now on site and so work will progress for as long as is permitted and of course safe to do so. This situation is being monitored and updated through the course of each day and will continue to do so.



SALES

Despite these exceptional times we have secured 3 new reservations in the past 2 weeks. This is an outstanding achievement by all and is testament to the quality and desirability of these apartments. We cannot thank FHP enough for their continued hard work and dedication to this development. FHP remains open and are taking enquires for new and existing reservations.

We have now exchanged on 25% of the apartments and we will continue to answer any enquiries received through solicitors. For an update on your sale, please contact FHP or your solicitor.

SHOW APARTMENT

The show apartment is now complete and looks fantastic but don't just take our word for it, see for yourself (one day)! Although we have not managed to get some professional photographs yet, Steve and Natasha will be able to send over some images if you get in touch!



SOUTHBANK

Southbank, now known as The Waterside Bar & Kitchen, is now complete and looks great!

The new food menu is certainly worth a try, be sure to check it out once it reopens.



COMPLETION

We are continuing to work every day. The workforce is reduced slightly but we continue to attract more labour and will keep applying as many men as is safe to do so. All being well this shouldn't cause too much delay and we thank everyone for their continued patience.

June is now the target completion date. Provided we are not closed down, we hope to hit this, or better it.

We are of course aware many of you have exchanged and will be eager to know what this means, don't panic! We are all in this together and we are working with you. It's difficult to say exactly what will happen in the coming months, but we are responding to all your enquires. The best thing we can advise is to contact your mortgage providers and let them know of the new completion date, it shouldn't be a problem. If there are any issues, we will work with you to try and resolve these as best we can.

