



V I R T U
H O M E S

Client:
AH Developments NW Ltd

Project
Victoria Mill



Monthly Construction Report

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1st November 2023

T: 0161 989 9558



W: www.virtuhomes.co.uk



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Construction Progress Summary

Drainage 100%
Site Set out 100%
Screed + insulate floors 100%
Metsec internal wall 100%
1st fix electrics 100%
1st fix plumbing 100%
Window refurbishment + painting 100%
Met sec ceiling 100%
Skimming 85%
2nd fix electrics 60%
2nd fix plumbing 40%
Tiling 45%
Kitchen installation Deposit paid
Hard floor coverings 30%
Soft floor 0%
1st fix joinery 100%
2nd fix joinery 35%
Doors 30%
Video intercom 1st fix 100%
Video intercom 2nd fix – 3 weeks
Fire alarm 1st fix 100%
Fire Alarm 2nd fix 3 week
Decorating 15%





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Incoming Services

Electricity

ENW Fee paid, waiting for installation date.

Water

In Place.

Data

Hyperoptic – Waiting for installation date.





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Project Schedule

Program of works target for the next 4 weeks

2nd fix electrics to be completed.

Kitchens to be installed.

Plastering to be complete

Tiling to the bathrooms – complete

2nd Fix Plumbing to be completed.

Mains room preparation to be completed.

Decoration of Plots 8,7,6 to be completed.

Second fix joinery of 5,4,3 to be completed.

Fire doors fitted to corridors.

Windows to Parkside elevation to be completed.

Snagging of 8,7,6,5 to be completed.

Carpets installation to be complete in 8,7,6,5.





Site and Building Internal Progress

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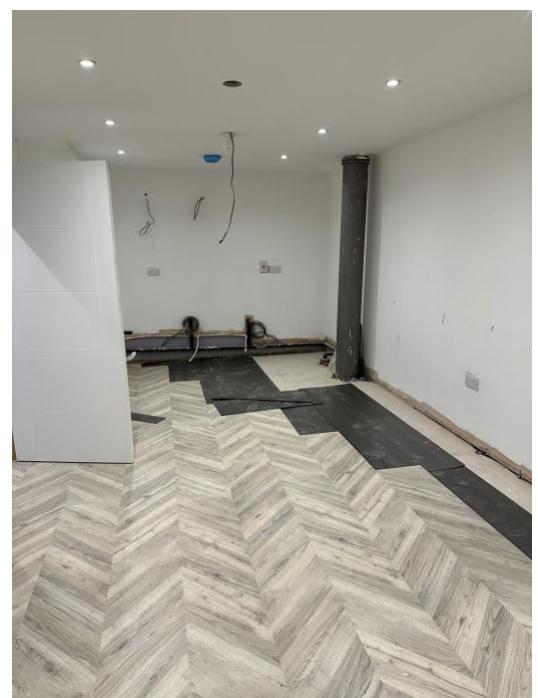
Windows Crafted and fitted by local company.



Internal Bathroom



Second fix Electrics going in



Flooring going in

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Second fix Electrics going in Bathrooms



Heaters Being Installed



Internal Doors going in



Double Glazed window installation

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Plasterboard Being fitted



Front Doors of Apartments Fitting



Tiling Being Completed

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Fire Doors fitted in Corridors

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CGI of Kitchen



Due to be delivered 16/10/23.

Kitchen Colour Choice

	Base units / Tall units Price group 2 RIVA / Front number 889 Concrete Slate Grey Repro		Wall units Price group 2 RIVA / Front number 891 White Concrete Repro
	Base unit / Tall unit carcase No. 194 Slate Grey		Wall unit carcase No. 193 Alpine White
	Base unit / Tall unit panel No. 194 Slate Grey		Wall unit panel No. 193 Alpine White
	Plinth No. 354 Concrete Slate Grey		Upstand No. 353 White Concrete Repro
	Handle LineN Recessed Handle		Worktop No. 353 White Concrete Repro
			Worktop Edge No. 353 White Concrete Repro

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Health and safety

No accidents or near miss incidents to report.

All comprehensive health and safety documents on site.

PPE provided.

Client approvals

Agreed:

- Kitchen
- Worktops
- Paint colours

Subcontract orders placed.

Nobillia Kitchens

Bathshop123

Waterworks

CEF

MKM

Peak Hardware

Travis Perkins

Plumbase

Better Bathrooms





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Contract documents

Consultant appointed by AH Developments NW Ltd

1. Architect – GUA Architects Ltd
2. Structural and civil engineer – ADS structural
3. Mechanical and electrical service – Canyon Electrical Ltd
4. Principal designer – GUA Architects Ltd

Contractors collateral warranty to funder signed by MCR1 Ltd

