



# CONSTRUCTION REPORT

QUARTER 4 2021



## Brookland House completes

Our latest redevelopment project Brookland House has completed this quarter.



## Five award wins

Beech Holdings are honoured to be the winner of five prestigious awards including Developer of the Year and Lettings Agency of the Year.



## A record-breaking year for our lettings team

2021 marks our most successful year for lettings to date with over 1,377 lets and occupancy of 97%.



## Foreword

**Stephen Beech**, Chief Executive Officer

As we approach the end of what has been a truly fantastic year for our group of companies and the UK property market, we wanted to look back and share with you some of the incredible successes that our teams have achieved over the last 12 months.

From our development and acquisitions team through to our lettings and property management team, 2021 has been one to remember. We were nominated for a staggering 12 awards of which we won 5 – including Developer of the Year and Lettings Agency of the Year at two of the biggest national award events in the industry. We have also delivered five brand new developments since January, including 115 Princess Street, Waterloo Street, Piccadilly Village, One Cross Street, and Brookland House – all of which have received stellar feedback from our tenants.

2021 has also been a record breaking year for some of our teams, with our lettings and property management teams enjoying their most successful year ever, with a market leading 97% occupancy and a staggering 1,377 lets over the last 12 months. This achievement is not only testament to the calibre of our team but is also reflective of how much demand there continues to be in Manchester for our portfolio of properties.

On the investment side of our business, 2021 has also been a hugely successful year for our in-house investor sales team, who have not only brought on over 500 new agents this year, but who have also sold an incredible £32.5 million worth of property to our vast network of investors around the world.

Looking forward to the year ahead, we are excited to bring several new and pioneering investment opportunities to our investors, as well as a brand new residential market offering that will be exclusively available via our in-house lettings team, Manchester Apartments.

The above highlights are just a few examples of what our teams have achieved over the last 12 months, and I hope that you will join me in congratulating everybody across the business who has made this possible. I look forward to bringing you more updates in 2022, and I am already certain that next year will be even better than the one we have just enjoyed.

Season's Greetings and a Happy New Year.



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ANCOATS GARDENS

# Ancoats Gardens site livestream

Investors can keep up-to-date with the latest developments at Ancoats Gardens in real time as it progresses, with both timelapse videos and 10-minute interval photo timelines available showing daily progress.

[Ancoats Gardens site interactive photo timeline gallery](#)



# Project overview

## Q4 2021

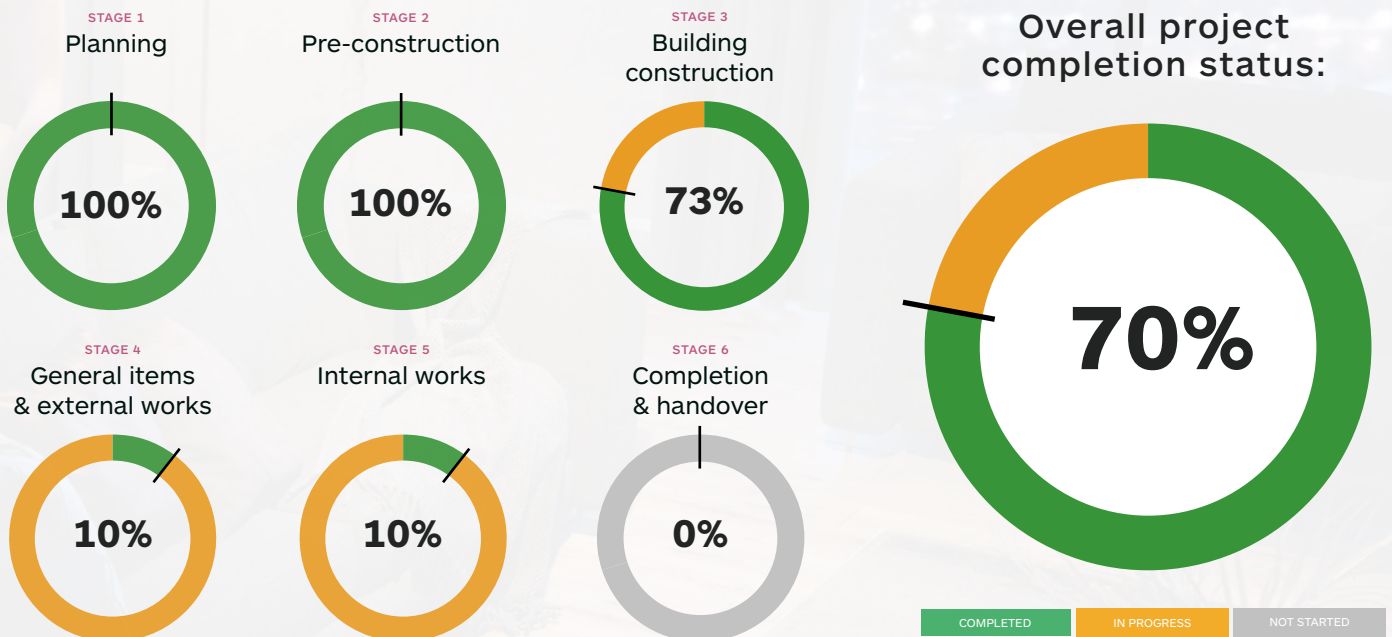
Works are progressing well on site and in line with the construction programme. Windows have now been fully installed up to level 9, with windows for levels 10 and 11 currently on site and expected to be fully installed by the end of December.

Brickwork fitting teams are now on site with insulation and fire breaks installation works progressing well. Delivery of masonry support is expected in December 2021 / January 2022 and, although design of these has been difficult, the designs are now signed off on levels 1-3, which represent the most complicated sections of the build.

The steel frame system is now complete to level 14, with windowsills and waterproof rubber membranes having now been installed. The engineering contractor, Mayo Civils, will now return to site to supply a small amount of infilling required to the structure.

Works to the basement have now been completed with fire stopping works having now been finished. First fix drylining works are complete up to levels 5 and 6 and first fix mechanical and electrical (M&E) works commencing in line with the programme up to levels 2 and 3 currently. Temporary fire doors have been installed on both cores of the building.

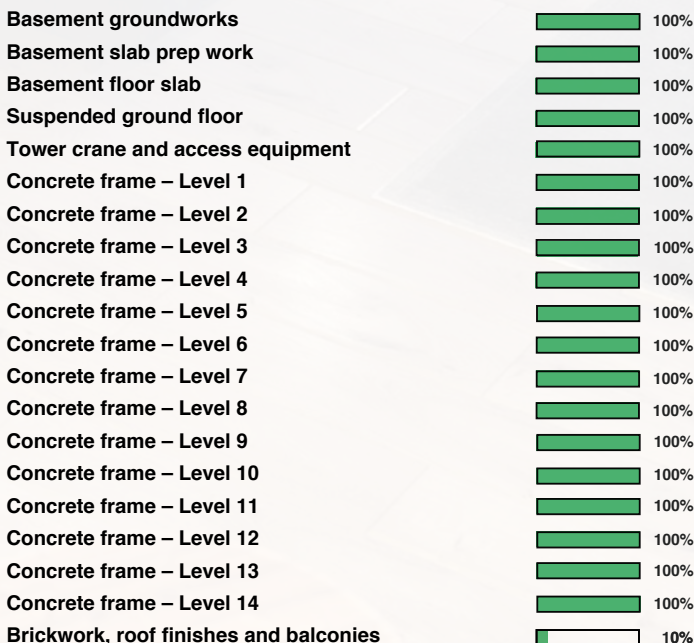
Works are expected to carry on as per the programme, however allowances have been made in preparation for potential issues arising in future, such as the need to implement Covid restrictions in line with future government guidelines, increased material prices affecting subcontractors, potential inclement weather impacting installation of the brickwork facade through winter, and residual draining connection issues to be resolved.



### Stage 3

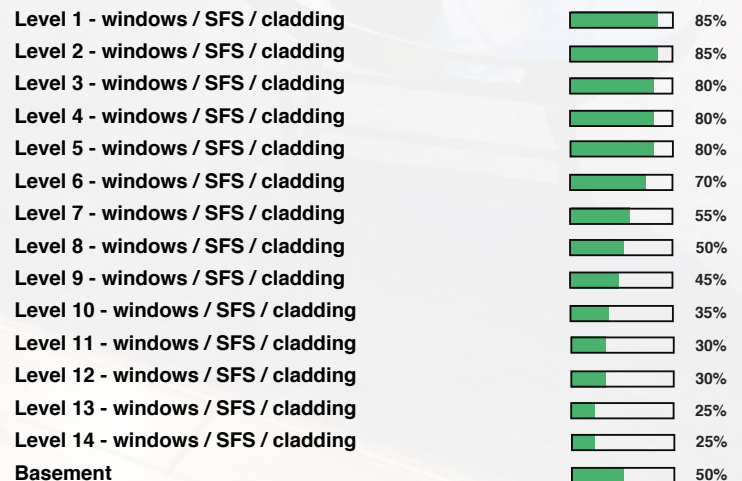
## Building construction

\* SFS (Steel frame system for cladding)



### Stage 4

## General items & external works



ONE CROSS STREET







# Project overview

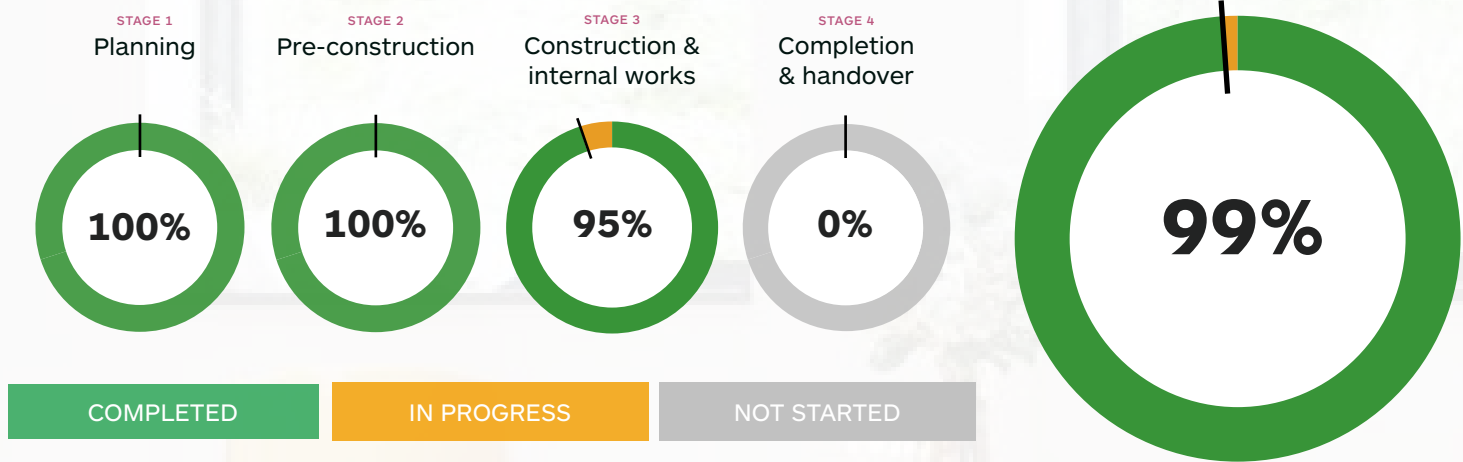
Q4 2021

One Cross Street is a brand-new boutique set of 34 apartments on Deansgate in the centre of Manchester, with an unrivalled location and views.

The works on site are at about 99% complete. There are a few delays in minor elements of the works, of which require permits from National Rail which look to be achieved mid-December.

Despite the issues with Network rail many of the apartments have been completed to their usual high standard and the delay is only affecting a small number of units.

Overall project completion status:



## Stage 2 Pre-construction

Pre-commencement surveys	100%
Survey site	100%
Site investigation	100%
Design development	100%
Survey drains, lift and temporary works	100%
Form office on ground floor	100%
Disconnect power supply to floors	100%
Perimeter fencing	100%
Security provisions	100%
Signage provisions	100%
Emergency procedures	100%
Health & Safety	100%
Access route for the site	100%
Site clearance	100%
Site setup	100%
Site welfare facilities	100%
Strip out of existing partitions, ceilings, floorings	100%
Setting out of internal walls	100%

## Stage 3 Construction and Internal Works

Partition first fix	100%
Mechanical & Electrical (M&E) first fix	100%
Partition second fix	100%
M&E second fix	100%
Ceilings second fix	100%
Plaster walls and ceilings	100%
Mist coat paint	100%
Plant room fit out	100%
Joinery – doors, skirting boards and architraves	100%
Colour coat paint	100%
Tiling bathrooms	100%
Bathroom fit out	100%
Kitchen fit out	100%
Bedroom fit out	100%
Final fix electrical	100%
Final fix mechanical	100%
Final paint coat	100%
Flooring installation	100%
Test and commission all services	95%
Sealant application work	100%
Construction snagging	95%
Loose furniture	100%





BROOKLAND  
HOUSE

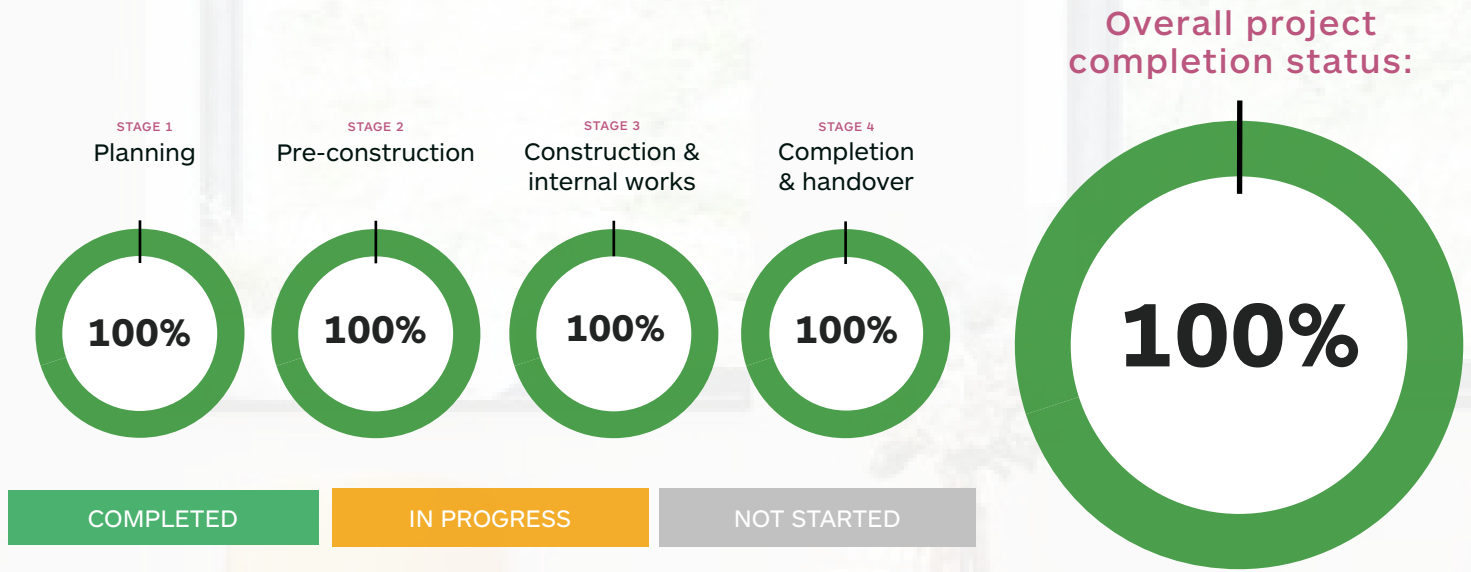


# Project overview

Q4 2021

Featuring 25 newly renovated spacious apartments, Brookland House aims to capitalise on the rapid expansion of MediaCityUK's second phase, and sits on the gateway to Salford Quays and MediaCityUK.

Brookland House is now complete, its handover is complete and the development is fully tenanted as of December.



## Stage 2 Pre-construction

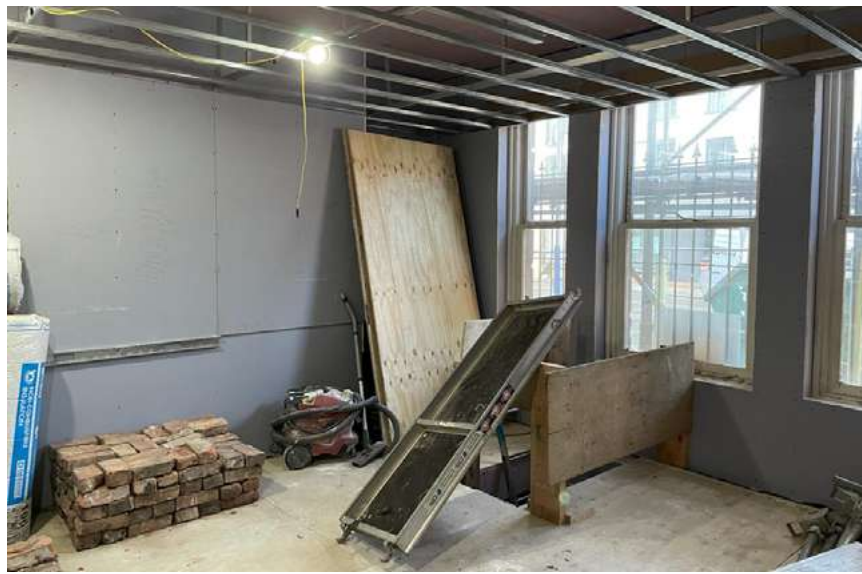
Pre-commencement surveys	100%
Survey site	100%
Site investigation	100%
Design development	100%
Survey drains, lift and temporary works	100%
Form office on ground floor	100%
Disconnect power supply to floors	100%
Perimeter fencing	100%
Security provisions	100%
Signage provisions	100%
Emergency procedures	100%
Health & Safety	100%
Access route for the site	100%
Site clearance	100%
Site setup	100%
Site welfare facilities	100%
Strip out of existing partitions, ceilings, floorings	100%
Setting out of internal walls	100%

## Stage 3 Construction and Internal Works

Partition first fix	100%
Mechanical & Electrical (M&E) first fix	100%
Partition second fix	100%
M&E second fix	100%
Partition ceilings	100%
Plaster walls and ceilings	100%
Mist coat paint	100%
Plant room fit out	100%
Joinery – doors, skirting boards and architraves	100%
Colour coat paint	100%
Tiling bathrooms	100%
Bathroom fit out	100%
Kitchen fit out	100%
Bedroom fit out	100%
Final fix electrical	100%
Final fix mechanical	100%
Final paint coat	100%
Flooring installation	100%
Test and commission all services	100%
Sealant application work	100%
Construction snagging	100%
Loose furniture	100%

DUKE STREET





# Project overview

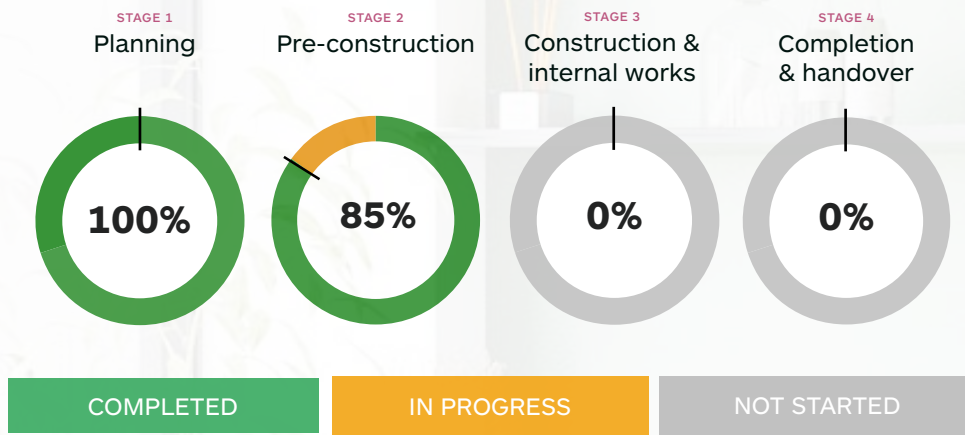
Q4 2021

Located within the Castlefield Heritage Conservation area, Duke Street sits nestled between ancient Roman ruins and scenic canals, in one of the most sought-after areas of the city.

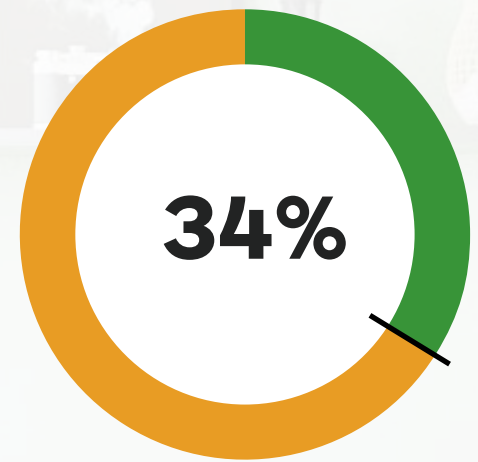
Spread over four floors, Duke Street will see an old, disused office building converted into a boutique set of 18 beautiful studio apartments, with unrivalled views and a fantastic city centre location.

Works to repair the internal steel structure, internal brickwork and replacement of damaged timbers are progressing well. Due to further structural issues being discovered this has caused a delay to the programme whilst repairs are completed and treatment takes place. Roof works have now been completed with fire separation taken place and staircases fitted to the basement units.

Due to the further structural issues the completion date for this development has been pushed to April 2022.



## Overall project completion status:



### Stage 2 Pre-construction

Pre-commencement surveys	100%
Survey site	100%
Site investigation	100%
Design development	100%
Survey drains, lift and temporary works	100%
Form office on ground floor	100%
Disconnect power supply to floors	100%
Perimeter fencing	100%
Security provisions	100%
Signage provisions	100%
Emergency procedures	100%
Health & Safety	100%
Access route for the site	100%
Site clearance	100%
Site setup	100%
Site welfare facilities	100%
Strip out of existing partitions, ceilings, floorings	95%
Setting out of internal walls	10%
Repair of structural timber elements	70%

### Stage 3 Construction and Internal Works

Partition first fix	0%
Mechanical & Electrical (M&E) first fix	0%
Partition second fix	0%
M&E second fix	0%
Partition ceilings	0%
Plaster walls and ceilings	0%
Mist coat paint	0%
Plant room fit out	0%
Joinery – doors, skirting boards and architraves	0%
Colour coat paint	0%
Tiling bathrooms	0%
Bathroom fit out	0%
Kitchen fit out	0%
Bedroom fit out	0%
Final fix electrical	0%
Final fix mechanical	0%
Final paint coat	0%
Flooring installation	0%
Test and commission all services	0%
Sealant application work	0%
Construction snagging	0%
Loose furniture	0%



PICCADILLY  
WAREHOUSE





# Project overview

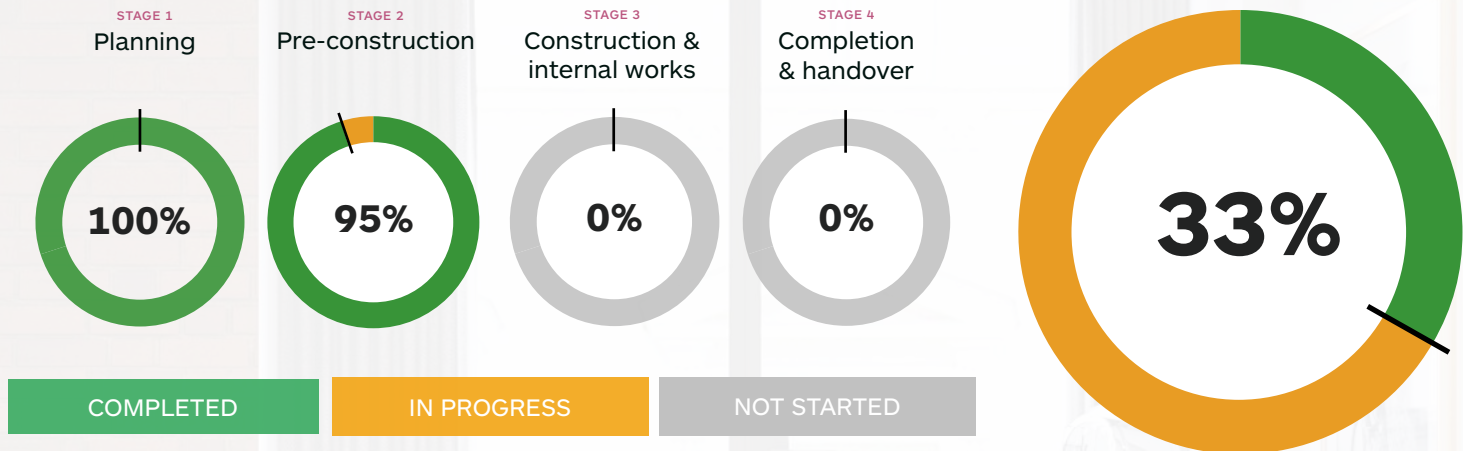
Q4 2021

Piccadilly Warehouse will see two of Manchester's historical grade-II listed warehouses converted into 80 luxury residential apartments, encompassing both Mindel House on Minshull Street and 11 Bloom Street.

As noted previously, progress on site has unfortunately been hampered by planning delays and the project is now 26 weeks behind schedule. There has however been some recent progress after council officers attended site to discuss the key issues. A way forward has been agreed on some of the outstanding planning conditions and this has allowed for the trial clean to be progressed. Some additional soft strip out works have now also been completed and the installation of more permanent welfare facilities on site has commenced. The contractor is working with the council to finalise the scaffolding design and hopes to have this installed in January.

It appears likely that there will be a further site meeting with council officials in the next couple of weeks. This should help to ensure positive momentum is maintained.

## Overall project completion status:



### Stage 2 Pre-construction

Pre-commencement surveys	100%
Survey site	100%
Site investigation	100%
Design development	100%
Survey drains, lift and temporary works	100%
Form office on ground floor	100%
Disconnect power supply to floors	100%
Perimeter fencing	90%
Security provisions	100%
Signage provisions	100%
Emergency procedures	100%
Health & Safety	100%
Access route for the site	100%
Site clearance	85%
Site setup	95%
Site welfare facilities	95%
Strip out of existing partitions, ceilings, floorings	95%
Setting out of internal walls	0%

### Stage 3 Construction and Internal Works

Partition first fix	0%
Mechanical & Electrical (M&E) first fix	0%
Partition second fix	0%
M&E second fix	0%
Partition ceilings	0%
Plaster walls and ceilings	0%
Mist coat paint	0%
Plant room fit out	0%
Joinery – doors, skirting boards and architraves	0%
Colour coat paint	0%
Tiling bathrooms	0%
Bathroom fit out	0%
Kitchen fit out	0%
Bedroom fit out	0%
Final fix electrical	0%
Final fix mechanical	0%
Final paint coat	0%
Flooring installation	0%
Test and commission all services	0%
Sealant application work	0%
Construction snagging	0%
Loose furniture	0%





## CONTACT

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If you are interested in finding out more about any of the developments mentioned in this construction report, please get in touch.

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