**Contractors Update 3 for York House Scheme 12/05/18**

**Basement (Lower Ground Floor)**

All excavation and underpinning works now complete.

All underground drainage installed and authorised. Gullys installed to light wells on front of building.

Fully Insulated concrete slab laid.

Gully along all walls for tanking system drainage.

 Fitted pad stones and structural steels into basement ceiling to carry upper ground floor joists. This has enabled us to remove the existing timber supports and increase headroom to basement flats significantly. Blocked up 2x existing doorways and cut out 2x new openings. Installed concrete lintels as required.

Installed new timber 7x2 joists to Ceiling/Upper ground floor to both bedroom areas. These are bolted to the original 4x3 timbers and eliminate the need for further steel work.

**Garden area**

Installation of twin tank pump station is now complete. Tanks required to pump waste water from ground and lower ground floors, up to man hole, running down into main drain.

New extension to 5 York Street now built up to damp course height.

New insulated concrete slab poured.

 Brickwork underway and will continue up to chamber height

Scaffolding to be erected to 5 York Street imminently. This will allow for the removal of the rear elevation stairwell wall. It also allows us to begin loft conversion to 5 York Street

**Ground/1st/2nd/3rd floors (existing building)**

Installation of 1st fix electrics and plumbing complete to all flats on original building

Living areas and bedrooms to flats on 2nd and 3rd floors insulated, boarded and skimmed. Bathrooms boarded.

Majority of boarding complete to upper ground floor flats.

Window boards and window linings complete to 1st, 2nd and 3rd floor.

Kitchen fitted to flat 8 first floor. Skirts and arcs fitted to flat 8 first floor.

**Loft area**

Dormer installed with GRP roof to 3 York Street, New slate roof and lead work complete around dormer.

Studwork installed.

First fix plumbing and electrics complete.

Ceiling insulated and boarded

**Windows**

All front elevation windows fitted with exception of 2x false doors to flat 4 on upper ground floor.

Next delivery contains both false doors and window to rear of flat 4.

All rear windows to existing building fitted

**Repointing Works**

Front elevation brickwork raked out. Repointing complete down to 1st  floor windows and is on-going.