

# ALLIANCE INVESTMENTS

MAR — THE REVIEW — 2020



## UK PROPERTY SPOTLIGHT

UK PROPERTY MARKET  
FORECAST 2020

## CONSTRUCTION UPDATES

DOWNTOWN, OXYGEN, AXIS,  
EXCELSIOR, MANHATTAN, PARK GATE,  
THE MET, UPTOWN



## — FOREWORD —

**TOM RUSSELL**  
MANAGING PARTNER

We are pleased to report a successful first quarter in 2020, and excited to share with you the latest construction updates from our developments.

As we are all aware, we are living in challenging times at the moment. As a business we are fully committed to ensuring that we are still able to provide our customers with the same level of service in spite of restricted movement and contact between people.

Over the last week we have been busy putting several things in place to ensure

we are able to operate as usual and with minimal disruption, including client meetings and property viewings via video chat.

A number of our customers have already taken advantage of this facility and we have more viewings and meetings booked in for the rest of the week.

If you would like to arrange a meeting or viewing via video chat, please get in touch with one of our team.

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inside

# DOWNTOWN

## MANCHESTER

The completion of Phase 2 at Downtown is imminent with final works ongoing. Externally, brick slips and aluminium cladding are being installed to the lower level, podium decks are being completed along with the final Section 278 works to the existing public highway.

Internally, the following tasks are underway:

- ▶ Final mechanical and electrical fix on the 11th floor
- ▶ Final joinery and electrical live testing on the 12th floor
  - ▶ Decoration of communal areas
- ▶ Ceramic tiling of hoist-affected apartments
  - ▶ Final builder's clean of whole building





# oxygen

PICCADILLY MANCHESTER

The frame of Towers 2 and 3 are complete and the post-tensioned concrete slab pour is currently at the 27th floor on Tower 1.

Cladding and window systems are being installed across the façades of all three towers, and fit-out works have begun up to the third floor in Towers 1 and 2.





# AXIS<sup>o</sup>

## MANCHESTER

We are delighted to announce that AXIS has completed and was highly commended in the Development of the Year category at this year's Insider Residential Property Awards, and shortlisted as Development of the Year in the national Property Week awards.

Alliance City Living, our sister company, has taken over management of the building, and residents are moving into their new homes. Interest in these apartments is extremely high, and our team is conducting viewings with potential tenants every day.

Finally, we released the final 14 apartments at AXIS onto the market, and with five sales there are nine available for purchase now. These apartments further benefit from increased specification and finishes.





EXCELSIOR  
CASTLEFIELD

The developer of Excelsior has received the Build Completion Certificate and NHBC sign off, meaning that practical completion is due imminently.

Minor snagging issues remain, but the building is fully operational, and all testing and commissioning has been completed.





# MANHATTAN

OFF NEW YORK STREET

Manhattan has completed, with final snagging works being undertaken throughout the building and each apartment.

Finally, we are excited to announce that Alliance City Living has received dozens of enquiries about living in Manhattan and will be arranging viewings in due course.





# PARK GATE

AT  
LYNDON PLACE

As construction approaches its final stages at Park Gate, manpower on site has been boosted to ensure the building is finished to the highest possible standard, with 470 site inductions to date.

The following works are underway:

- All balcony steels are in place and the composite decking product is in the process of being fitted
  - Water and electricity services to the building are now live
- The 1st, 2nd, 3rd and 4th floors of the West Wing are completed, pending final mastic sealant being applied to bathrooms and a final clean
  - The 1st and 2nd floors of the East Wing are 70% completed with materials on site to finish the remaining works
- The 3rd and 4th floors of the East Wing are nearly completed apart from carpets and worktops which are being fitted imminently
  - The hoists that have served the building throughout the construction process are being dismantled this week, meaning that all materials have been delivered to site and the final hoist-affected apartments can be closed and completed.
- The rear escape staircase for the roof has been delivered and is being fitted. The main extended staircase is due to be delivered in the next four weeks.
  - Curtain walls to the fire escape stairs are on site and being fitted
  - Feature yellow goalposts to the car park and rear entrance have been erected





THE  
MET  
NEWCASTLE  
UNDER LYME

The Met continues to progress on programme and the building is really beginning to take shape. Brick work has reached the 5th floor, the steel frame is complete and the roof will be finished by the end of March (subject to weather conditions).

Internally, all bathroom pods are in place, windows have been installed and second fixings have begun on certain floors. We anticipate that a show flat will be open for viewings in April.





# UPTOWN

RIVERSIDE MANCHESTER

Foundations and structural works are progressing well at Uptown as development continues on programme:

- ▶ Substructure works to Blocks C and B are complete
- ▶ Substructure works to Block A will complete in March
- ▶ Block C's ground floor structural concrete walls are complete
  - ▶ Block C's first floor slab was poured on Monday 2nd March
- ▶ Block B's ground floor structural concrete walls are 60% complete
  - ▶ Block C's precast concrete cores are being installed
- ▶ Housing modules will be installed on site to Block C from late April.  
This will take six weeks to complete

Our pre-completion team will be in touch towards the end of Q2 2020 to assist with the final stages of completion.





**ALLIANCE**  
INVESTMENTS

## CONTACT US

NEXT UPDATE IS DUE  
WEEK COMMENCING 22<sup>ND</sup> JUNE 2020

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