



Following the global outbreak of the COVID-19 virus, world economies, supply chains and daily business operations have practically ground to a halt, which has inevitably had a significant knockon effect on the vast majority of industries, with real estate being no exception. As such, with manufacturing in China suspended, the shipping & delivery of certain key build materials (including the steel for the building framework), causing a construction delay.

The following works have now been completed for Fabric Village:

- Retaining wall is completed;
- All foundations to the ground level are completed with bolt boxes cast in;
- Party wall is now completed;
- Steelwork order has been placed and

shop drawings have been completed;

- Rib deck floor planks had been delivered and stored on-site;
- Underground service ducts.

The following works are ongoing:

- Steelwork fabrication at factory;
- Mobilisation of steel frame construction team (expected in 3 to 4 weeks).

The excavation and groundwork on the lower half of the site have been completed, which represents 50% of the overall build programme for Fabric Village. Most of the steels ordered in October 2019 have now been delivered to the site.

The remaining are being manufactured and will be delivered in the coming weeks. The steel frame should begin erecting within the next 3 to 4 weeks.

The steels represent a total cost to date of £6M.

It is clear that COVID-19 coupled with delays incurred during the demolition and the party wall to the adjacent site have impacted the completion date for Fabric Village.

The developer estimates the completion to fall within Q3/Q4 2021, a delay of around 12 months from the initial timeframe.

