

**GUINNESS**

GUINNESS AT OLD BREWER'S YARD

Community Project Update January 2025

January has seen a new feeling sweep the project, with major progress and jobs being completed that really process the final vision that this project will achieve. There has been an increase in sub-contractors and personnel on-site, bolstering an efficient month all round.

This newsletter will be updated monthly to keep you abreast of the latest milestones of each of the areas, however there is an open-door policy and should you need to contact the team with any queries or concerns please feel free to make use of the contacts within this letter.

This letter is used by the team to inform on the following:

- General details of the project
- The programme of works and development
- The progress being made on site
- The planned forthcoming and long-term work
- Out of the ordinary deliveries and traffic movements
- The points of contact

Programme of Works

January Review

As usual on Project Reality, January has been a positively busy month, with achievements made that will be explained in the following paragraphs. The site underwent an inspection by the Considerate Constructors Scheme, a big moment for the Site to show the great work behind the scenes each day to make this a great project to work on. This hard work was reflected in the 40/45 score, meaning that this site is classed as excellent, by the inspector on the day, *"Overall this was a consistently excellent site and a pleasure to have visited. My thanks to the team for their hospitality and I look forward to a return in a few months' time"*. This caps off a good month and the team at Bennett are very proud of this, showing our ongoing commitment to construction excellence.

1 Mercer Walk

January saw Mercer Walk having competition to key tasks, and the important commencement of key processes. The month saw the final delivery of all BrauKon brewery equipment to the basement of Mercer Walk, meaning that all the equipment is now on-site and ready to be installed, signifying a major step towards the brewing process, the centrepiece of the project. The installation of MEP has gotten underway, with great progress allowing the Permanent Power changeover in progress. Levels 1 and 2 have had the first fix of drylining taking place, whilst there have also been movements in decorating works in Mercer; as ceilings have been completed in the basement, whilst works are in progress throughout other floors. Brickwork repairs are ongoing throughout.

28 – 32 Shelton Street

The past few months in Shelton have seen emphasis on major structural progress. This theme has continued throughout January, most notably the completion of the second Concrete Slab pour on the 5th floor. New and existing steels in the structure of the building have been concrete encased and fireproofed, noting that steelworks to the lift shaft continues to progress at a pace. Further steelworks have started this month on level 6, this being the addition of structural steel. Other works to note are the removal of temporary works and drainage works in the basement. Structurally and generally, a great months progress for Shelton Street.

5 Langley Street

Langley Street has now picked up in progress with first fix MEP well underway as well as Drylining works. The sumps in Langley are a major part of the technical workings of the building and so this will be a key milestone in February. Soffit Treatments have now had all design and procurement complete and will start to progress over the course of the next month.

15 Neal Street

High level electrical wiring in Neal Street has entered its second fix during January, allowing for movement towards completion whilst most other decorative treatments to soffits and other areas taking place. The delivery was taken for the Polished Concrete imported from Portugal, meaning that works can take place in the coming weeks.

Old Brewer's Yard and the Tap Room Bar

The exploratory opening up works have allowed for new detailed designs for the progression towards the large glazed canopy in the yard. The Yard and Tap Room have continued to be used as the main storage and logistical hub for the project, playing a major role in allowing efficiency to be maintained.

Planned Activities for February 2025

28-32 Shelton Street

- Completion of Level 6 Steel Install
- Installation of Screed Slab in Basement
- Commencement of Soffit Lining to existing slabs
- Drylining encasement to Lift Steels
- Reducing existing parapet to the southern wall on Level 5
- Complete removal of all Temporary Works
- Completion of installation of steels to risers

1 Mercer Walk

- BrauKon to start installation of Brewery Equipment on-site
- First fix drylining to be completed on levels 1 & 2
- MEP riser installation
- Works to infill slab at the Southern end of the Ground Floor
- MEP first fix to continue to all levels
- Ongoing progression to Secondary Steel installation

15 Neal Street

- Completion of high-level services
- Commencement of low-level services install
- Movement and upgrade of existing electrical meter
- Run cabling for power outlets

5 Langley Street

- Completion of underground drainage works and screeding to Sump area.
- Commencement of Soffit treatment works

- First fix MEP to continue throughout the Basement
- Delivery of Water Pumps and Tanks, in addition to progressing plant room works.
- Duct Work to commence on the roof of Langley Street

Old Brewer's Yard.

- The Yard will continue to be used as the main logistics area for deliveries and collections on the project under constant supervision by an accredited traffic marshal.

Contact

The next community engagement meeting is to be scheduled at the appropriate time and in agreement with all stakeholders. A proposed time and date will be suggested soon but please use the contacts below should you require any information about the works.

Tom Lockhart - Tom.lockhart@bennettc.co.uk

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Out of hours emergency number – Rob Dellaway 07539507437

This information and further details about the project can be found on the Diageo website:
<https://www.guinness.com/en-gb/our-craft/old-brewers-yard>



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