



NORTHBRIDGE
PROJECT CONTROLS

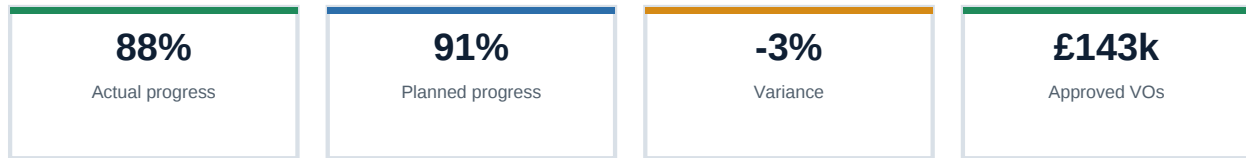
Monthly Progress Report

Manchester Central Envelope Package

Reporting period: August 2026

Contract value: £4.2m | Overall progress: 88%

1. Executive Summary

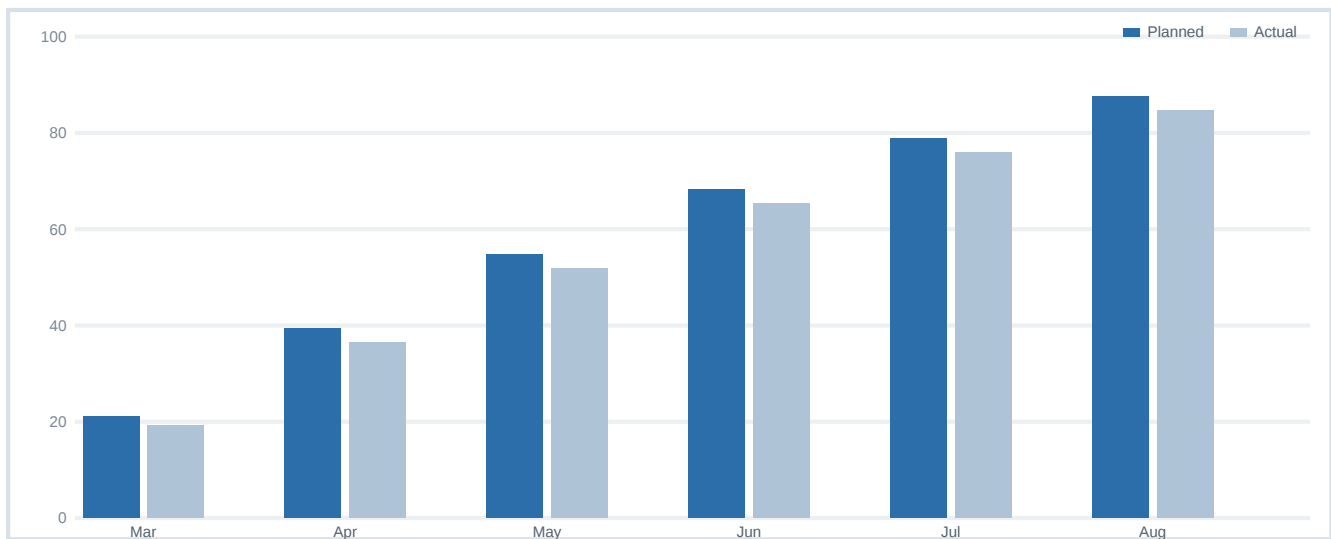


The envelope package progressed across Zones B-D during August. Overall actual progress reached 88% against 91% planned. The principal constraint remains delayed resolution of structural fixing details at Zone C, although recovery through resequencing is achievable. Procurement is substantially secured, with two items under active expediting. Commercially, £286k of variations have been submitted, of which £143k is approved.

Key Risks

Risk	Status	Action
Zone C structural fixing detail	High	Escalate RFI-024 before 29 Aug
Mineral wool delivery	Medium	Confirm split delivery / haulage
Outstanding variations	Medium	Commercial review 02 Sep

2. Programme & Progress

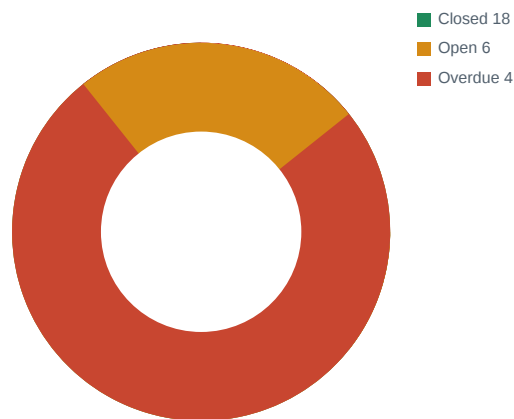


Zone	Planned	Actual	Variance	Comment
A	100%	100%	0%	Handover complete
B	98%	96%	-2%	Snagging / sealants
C	84%	77%	-7%	Design constraint
D	73%	71%	-2%	Resequenced

3. Design & Technical

Design control remains focused on six open RFIs and three submittals requiring consultant response. Four RFIs are overdue against the agreed response period.

Item	Status	Impact	Action
RFI-024 Anchor fixing	Overdue	Zone C bracket install	Escalate structural response
SUB-043 Fire barrier details	In review	Fire barrier sequence	Design workshop
SUB-046 EPDM transition	Rejected	Podium transition	Reissue P03



4. Procurement

87% of procurement value is secured. Two items remain at risk and are being expedited. No critical path material is currently forecast to create an unrecoverable delay.

Material	Required	Forecast	Status
Mineral wool insulation	30 Aug	31 Aug	At risk
Glazing gaskets	02 Sep	04 Sep	At risk
Fire barriers	06 Sep	05 Sep	On track
Cassette panels	05 Sep	03 Sep	On track

5. Commercial & Change

VO	Description	Value	Status
VO-014	Additional parapet support steel	£48.5k	Approved
VO-017	Revised parapet detail	£61.3k	Pending
VO-019	Accelerated Zone B completion	£41.6k	Pending

Submitted change totals £286k. £143k has been approved and £112k remains pending client review. Priority is to close VO-017 (£61.3k) and secure instruction basis for acceleration VO-019.

6. Quality, Safety & Lookahead

Quality: 92% of inspections are closed. Eleven snags remain open across Zones B and C. No systemic quality issue has been identified.

Health & Safety: No reportable incidents during the period. One near-miss action relating to scaffold interface control remains open.

Week	Primary activities
W1	Complete Zone B snagging; Zone C bracket/rail; confirm insulation
W2	Zone C insulation/membrane; Zone D bracket installation
W3	Zone C rainscreen; Zone D insulation; commercial close-out
W4	Zone C sealants; Zone D rainscreen; prepare handover packs