



PROGRESS REPORT

Riverside House Refurbishment

Ref: RHR-2026-014

Contractor	Sitefile Demo Organisation
Client	Harlow Estates Ltd
Contract Type	JCT Intermediate 2016
Report Number	#1
Reporting Period	1 July 2026 — 28 July 2026
Report Date	6 September 2026

PREPARED FOR

HARLOW ESTATES

Demo Contracting Ltd · Company No. 01234567 · Harlow CM20 · 01279 000000

This document is confidential and intended solely for the named recipient(s).

Contents

Executive Summary	3
Key Dates & Milestones	5
Programme Timeline	6
Lookahead — Next Period	7
Photo Location Map	8
Site Diary Summary	9
Progress Records	10
Before & After Comparison	13
Verification & Data Integrity	14
Sign-Off	16

Executive Summary

Reporting period: 1 July 2026 to 28 July 2026

Progress This Period

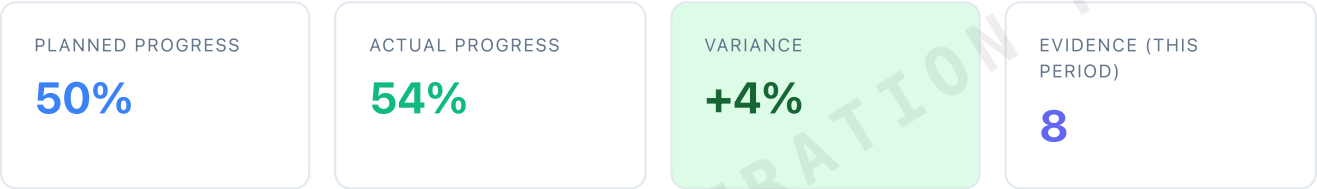
Works at Riverside House Refurbishment continued through the period 1 Jul – 28 Jul 2026. During the period, 2 activities were completed and 3 were in progress at the period end. 8 items of site evidence were captured.

Completed in the period: Soft strip — floors 1-2 (finished 6 Jul 2026) and Services disconnection (finished 14 Jul 2026).

Work continued on Steel frame installation (60% complete, started 8 Jul 2026, 3 photos this period), Underpinning — east elevation (40% complete, started 22 Jul 2026, 1 photo this period) and Roof recovering (30% complete, started 20 Jul 2026, 1 photo this period).

External Works & Landscaping has been flagged as delayed ahead of its planned 7 Sept – 16 Oct 2026 window — site note: “Held up by plant availability — flagged as delay risk”.

Of the 8 evidence items captured this period, 8 carry GPS positions and 8 fall within the project's configured site zones. Device-supplied capture timestamps and camera metadata are recorded unchanged for every item — see Verification & Metadata.



Method: progress figures are the simple average of activity percent-complete across the programme, unweighted by duration, quantity or value. Planned progress assumes linear elapsed time within each activity's programmed dates.

Resourcing (from daily site diaries): average 10.6 operatives on site, peak 14, across 19 recorded working days

Task Status Breakdown

Site activities only — phase headings are excluded from the counts.

STATUS	COUNT	PERCENTAGE
COMPLETED	4	36%
IN PROGRESS	3	27%
DELAYED	1	9%
NOT STARTED	3	27%
Total	11	100%

Executive Summary (continued)

Evidence Summary

8 evidence items captured during this reporting period; 10 held on the project to date.

Weather — Reporting Period

Rainfall of at least 1mm fell on 0 of 28 recorded days; total precipitation 1mm. Temperatures ranged 10°C to 34°C. Project to date (since 1 Jun 2026): 71mm total precipitation across 12 wet days in 58 recorded days.

Source: Open-Meteo historical weather for the site location.

Key Risks & Observations

- "External Works & Landscaping" is flagged as delayed (planned 7 Sept – 16 Oct 2026) — site note: "Held up by plant availability — flagged as delay risk"
- "Steel frame installation" is past its planned finish (due 7 Aug 2026, currently 60%)
- "Underpinning — east elevation" is past its planned finish (due 21 Aug 2026, currently 40%)
- "Roof recovering" is past its planned finish (due 28 Aug 2026, currently 30%)
- The flagged item(s) above are ahead of their planned start dates — an early warning rather than current programme slippage, which is why overall variance remains positive.

Key Dates & Milestones

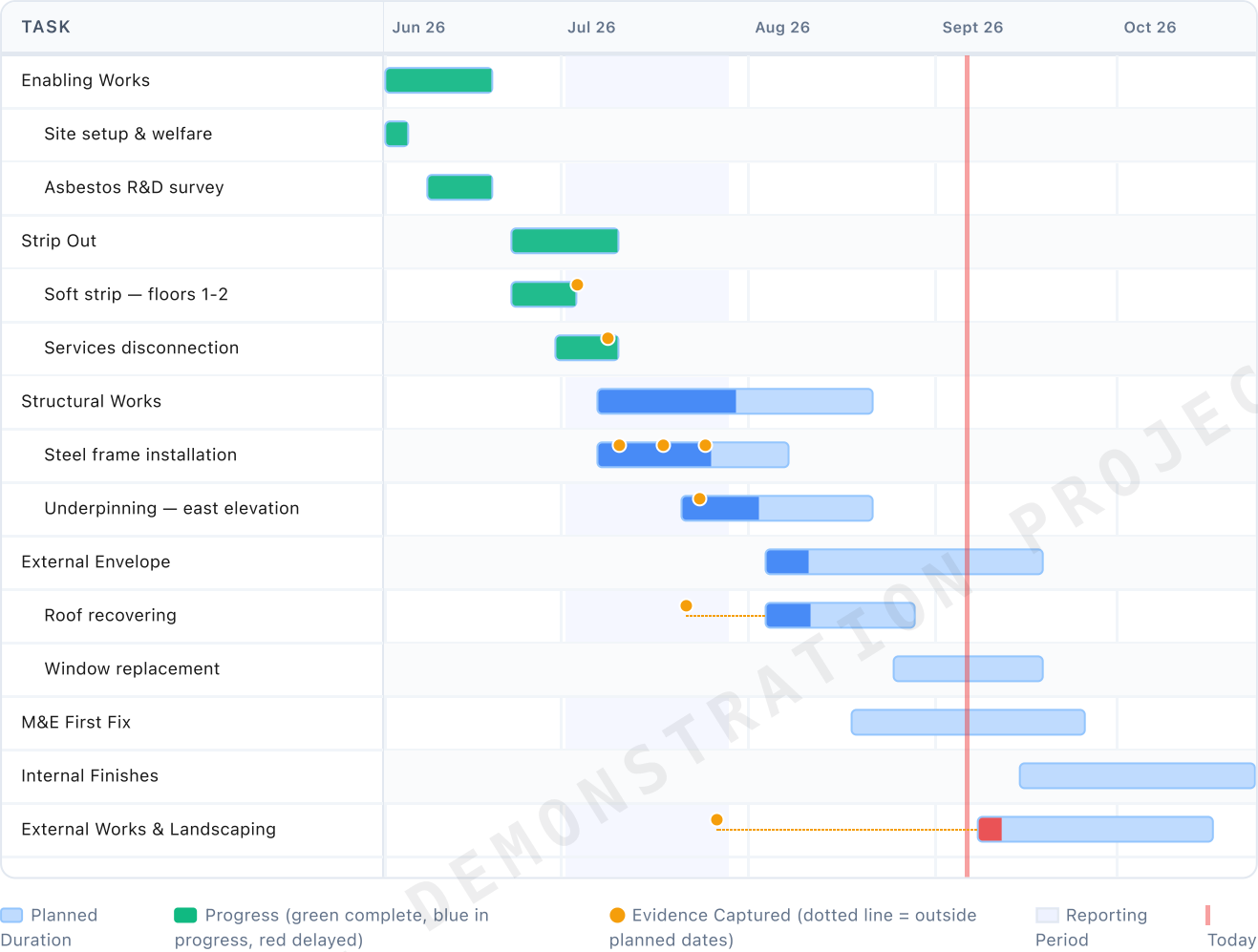
Programme milestones against their planned dates, as of 28 Jul 2026 (data date).

MILESTONE	PLANNED	ACTUAL	VARIANCE	STATUS
Soft strip — floors 1-2	3 Jul 2026	6 Jul 2026	3d late	ACTUALISED
Strip Out	10 Jul 2026	14 Jul 2026	4d late	ACTUALISED
Steel frame installation	7 Aug 2026	—	—	FORECAST
Structural Works	21 Aug 2026	—	—	FORECAST

Variance compares the actual date against the planned date for actualised milestones. Milestones past their planned date without a recorded actual are shown as overdue, measured to the data date. Forecast milestones are yet to fall due and are assumed on plan unless flagged elsewhere in this report.

Programme Timeline

Gantt chart showing planned schedule with evidence capture markers



Lookahead — Next Period

Programme activities falling due between 29 Jul 2026 and 25 Aug 2026.

ACTIVITY	START	FINISH	PROGRESS	STATUS
Steel frame installation	7 Aug 2026	7 Aug 2026	—	MILESTONE DUE
M&E First Fix	17 Aug 2026	25 Sept 2026	0%	DUE TO START
Structural Works	21 Aug 2026	21 Aug 2026	—	MILESTONE DUE
Underpinning — east elevation	20 Jul 2026	21 Aug 2026	40%	DUE TO COMPLETE
Window replacement	24 Aug 2026	18 Sept 2026	0%	DUE TO START
Roof recovering	3 Aug 2026	28 Aug 2026	30%	CONTINUING
External Works & Landscaping	7 Sept 2026	16 Oct 2026	10%	CONTINUING

Derived from the current programme: activities due to start, continue or complete within the window, and milestones falling due. Items marked late start or overdue were programmed for the current period and are expected to carry into the next; dates reflect the programme as imported, not a revised forecast.

Photo Location Map

Capture locations of this period's site photos, plotted from each photo's GPS position with the project's site zones outlined.



8 of 8 photos captured this period carry GPS positions; 8 fall within the project's configured site zones.

- | | |
|--|--|
| 1. Ready for structural opening-up | 2. Services disconnection |
| 3. Beams checked against GA drawing — 2 no. UB406 short, chased with fabr... | 4. Steel frame installation |
| 5. Roof recovering | 6. Underpinning — east elevation |
| 7. Frame plumbed and bolted, awaiting inspection | 8. Held up by plant availability — flagged as delay risk |

Site Diary Summary

Daily site records kept by the site team during the period — locked on the day and preserved unedited (later corrections appear as flagged amendments ◆).

19 of 20 working days on record — remaining days declared as no record made

Labour avg 10.6 · peak 14

Disruption 28.5h

Incidents 0 · Toolbox talks 4

DAY	LABOUR	PLANT	WEATHER	HOLD-UPS	RECORD
Wed 1 Jul	6	1	0mm · 13–22°C	None recorded	On record
Thu 2 Jul	7	1	0.2mm · 14–23°C	None recorded	On record
Fri 3 Jul	7	1	0mm · 14–24°C	None recorded	On record
Mon 6 Jul	8	1	1.6mm · 13–20°C	None recorded	On record
Tue 7 Jul	8	2	0mm · 12–21°C	None recorded	On record
Wed 8 Jul	8	2	0mm · 13–23°C	None recorded	On record
Thu 9 Jul	9	2	0mm · 14–25°C	None recorded	On record
Fri 10 Jul	10	2	0mm · 15–26°C	None recorded	On record ◆
Mon 13 Jul	12	3	0mm · 15–27°C	None recorded	On record
Tue 14 Jul	12	3	0mm · 16–27°C	None recorded	On record †
Wed 15 Jul	13	3	2.4mm · 15–24°C	None recorded	On record
Thu 16 Jul	11	3	14.2mm · 14–18°C	2.5h — Weather	On record
Fri 17 Jul	—	—	—	None recorded	No record made
Mon 20 Jul	13	3	0.8mm · 13–21°C	None recorded	On record
Tue 21 Jul	14	3	0mm · 14–23°C	None recorded	On record
Wed 22 Jul	14	3	0mm · 15–25°C	None recorded	On record
Thu 23 Jul	13	2	0mm · 16–26°C	4h — Plant down	On record
Fri 24 Jul	13	2	0.4mm · 15–24°C	6h — Plant down	On record
Mon 27 Jul	12	2	0mm · 14–23°C	8h — Plant down	On record
Tue 28 Jul	12	2	1.1mm · 14–22°C	8h — Plant down	On record

Weather figures are recorded automatically from Open-Meteo for the site location at the time each diary locks. † entered after the day · ◆ amended after locking (original preserved). 1 record entered late.

Progress Records

Photos grouped by linked task, with capture metadata

Soft strip — floors 1-2

Completed · 1 photo

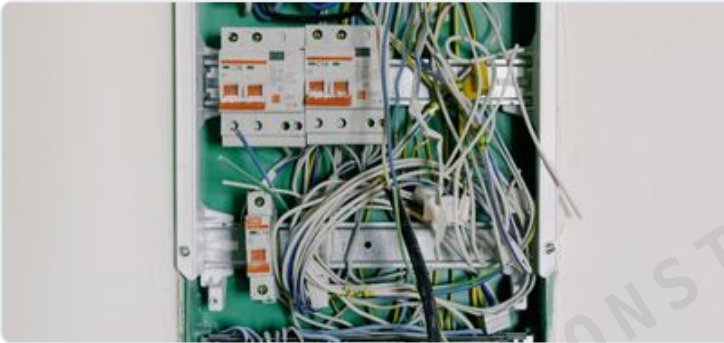


Ready for structural opening-up

Captured 3 Jul 2026, 16:30
GPS: 51.88020, 0.23510

Services disconnection

Completed · 1 photo



Progress photo — 8 Jul 2026

Captured 8 Jul 2026, 10:05
GPS: 51.88000, 0.23520

Steel frame installation

In progress — 60% · 3 photos



Beams checked against GA drawing — 2 no. UB406 short, chased with fabricator

Captured 10 Jul 2026, 08:55
GPS: 51.88010, 0.23490



Progress photo — 17 Jul 2026

Captured 17 Jul 2026, 12:20
GPS: 51.88020, 0.23500

Steel frame installation (continued)

In progress — 60% · 3 photos



Frame plumbed and bolted, awaiting inspection

Captured 24 Jul 2026, 15:45

GPS: 51.88010, 0.23510

Underpinning — east elevation

In progress — 40% · 1 photo



Progress photo — 23 Jul 2026

Captured 23 Jul 2026, 14:10

GPS: 51.87990, 0.23530

Roof recovering

In progress — 30% · 1 photo



Progress photo — 21 Jul 2026

Captured 21 Jul 2026, 17:02

GPS: 51.88030, 0.23520



Held up by plant availability — flagged as delay risk

Captured 26 Jul 2026, 11:30

GPS: 51.88000, 0.23600

Before & After Comparison

Earliest and latest evidence per task within the same GPS zone

Pairs are generated automatically once a task has two or more photos captured in the same site zone. Additional comparisons will appear in future reports as evidence accumulates.

Steel frame installation Zone: Main Building

BEFORE — 10 JUL 2026

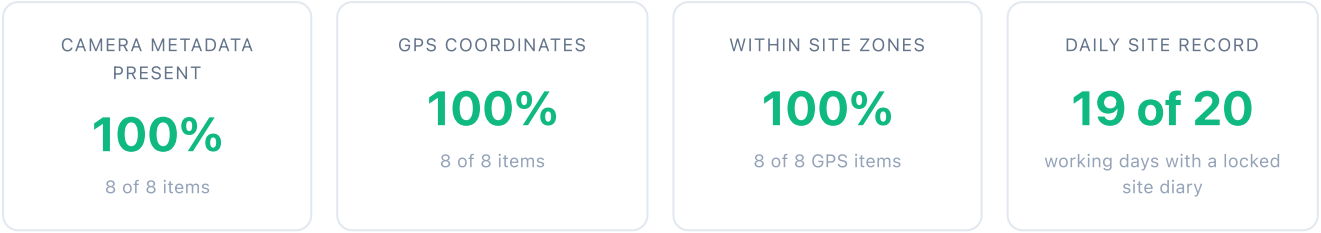
AFTER — 24 JUL 2026



Verification & Metadata

Data integrity analysis for evidence captured during the reporting period

Data Integrity



These rates describe metadata (camera model, timestamps, location) as supplied by the capturing device or app and recorded unchanged by Sitefile — they are not independently verified. Lower rates typically reflect device settings or photos imported from other sources, not an issue with the evidence itself. "Within site zones" means the reported coordinates fall inside a zone drawn for this project.

Upload vs Capture Timing

METRIC	VALUE
Average delay (capture to upload)	12d 18h
Maximum delay	26d 3h

Capture timestamps are recorded by the device at the moment a photo is taken and preserved unchanged — the delay between capture and upload does not affect the evidential record of when work was photographed.

Evidence Breakdown

TYPE	COUNT	PERCENTAGE
Photo	8	100%

Audit Trail Summary

23 recorded actions between the period start and report generation (1 delete, 2 unlink, 10 update, 1 create, 2 remove member, 3 link, 1 share, 2 add member, 1 upload). Every create, change and deletion on this project is logged with user and timestamp.

Audit Trail Summary

Most recent first — the complete log is retained in the audit trail

DATE	USER	ACTION	ENTITY
15 Aug, 15:53	Demo Contractor 1	SHARE	report
14 Aug, 17:31	Demo Contractor 1	UPLOAD	evidence
30 Jul, 23:04	Demo Contractor 1	UPDATE	project
30 Jul, 17:34	Demo Contractor 1	UPDATE	gps_zone
30 Jul, 17:33	Demo Contractor 1	UPDATE	gps_zone
30 Jul, 16:46	Demo Contractor 1	UPDATE	gps_zone
30 Jul, 16:44	Demo Contractor 1	UPDATE	gps_zone
30 Jul, 09:17	Demo Contractor 1	UNLINK	evidence_link
30 Jul, 09:17	Demo Contractor 1	LINK	evidence_link
30 Jul, 08:51	Demo Contractor 1	LINK	evidence_link
30 Jul, 08:51	Demo Contractor 1	UPDATE	evidence
29 Jul, 23:01	Demo Contractor 1	REMOVE_MEMBER	project_member
29 Jul, 23:01	Demo Contractor 1	ADD_MEMBER	project_member
29 Jul, 22:58	Demo Contractor 1	UPDATE	project
29 Jul, 22:58	Demo Contractor 1	UPDATE	project
29 Jul, 20:28	Demo Contractor 1	DELETE	task
29 Jul, 20:26	Demo Contractor 1	CREATE	task
29 Jul, 20:26	Demo Contractor 1	REMOVE_MEMBER	project_member
29 Jul, 20:19	Demo Contractor 1	UNLINK	evidence_link
29 Jul, 20:19	Demo Contractor 1	ADD_MEMBER	project_member

Sign-Off

This report has been prepared by Sitefile Demo Organisation from site records captured during the reporting period. All parties should review and sign below to confirm acceptance.

Contractor

I confirm that the progress described in this report is accurate and supported by the evidence provided.

Name & Title	Signature	Date
D. Jackson, Site Manager		

Project Manager

I have reviewed the evidence and progress claimed in this report and confirm it is consistent with site observations.

Name & Title	Signature	Date

Client / Employer's Agent

I acknowledge receipt of this progress report and the evidence contained herein.

Name & Title	Signature	Date

Disclaimer

This report was prepared by Sitefile Demo Organisation from photographic and video records captured by site personnel. While every effort has been made to ensure accuracy, the report relies on the integrity of the submitted records, including EXIF metadata, GPS coordinates and timestamps embedded in the original media files.

GPS coordinates and timestamps are extracted from device metadata and have not been independently verified unless explicitly stated in the Verification section of this report. Physical progress on site has not been independently verified.

This document is confidential and intended solely for the parties named above. Unauthorised distribution, copying, or disclosure of this report is prohibited. The document may be password-protected; recipients are responsible for maintaining the security of access credentials.

Report issued on 6 September 2026 at 00:25. Prepared with Sitefile.