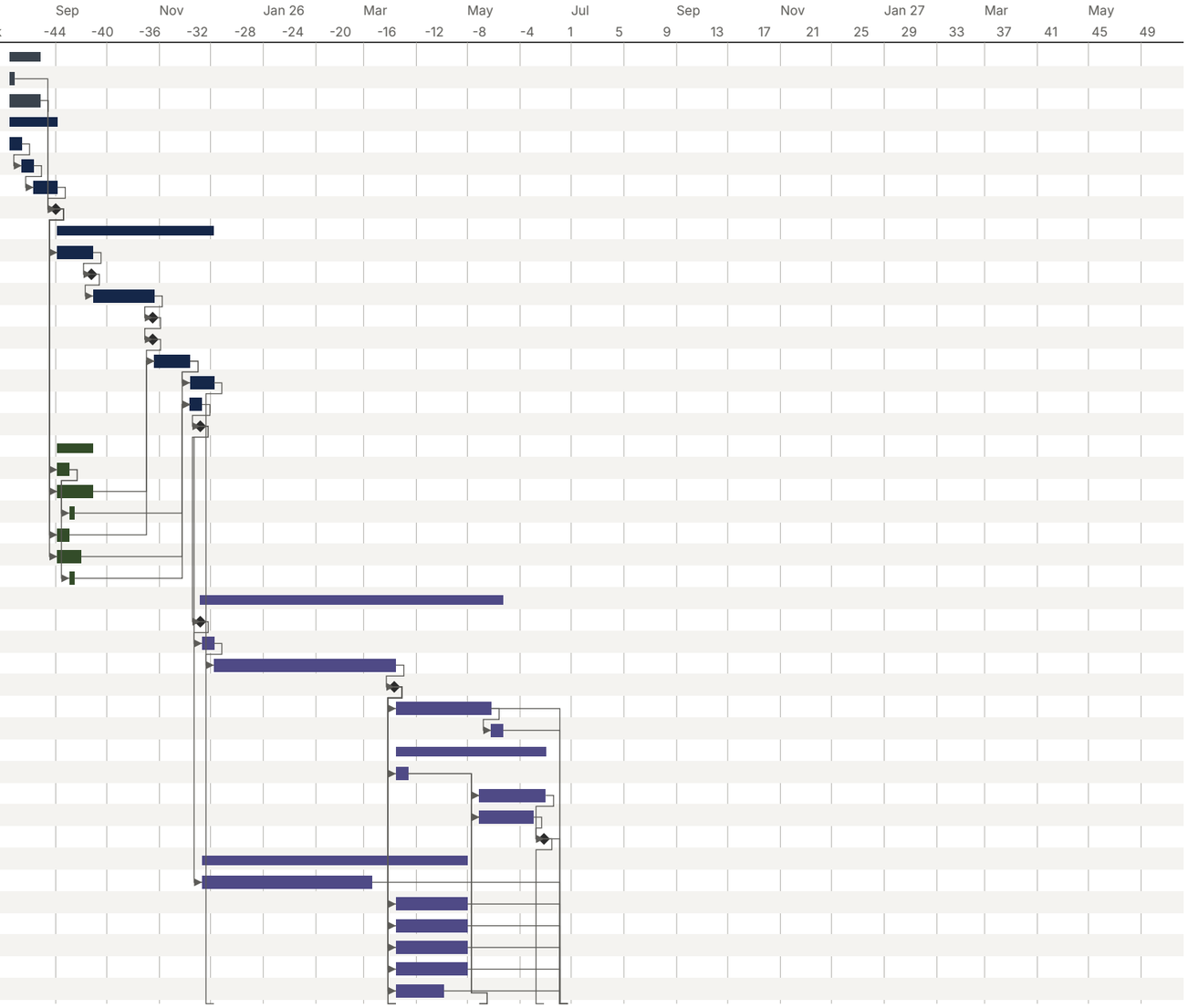
# Construction programme

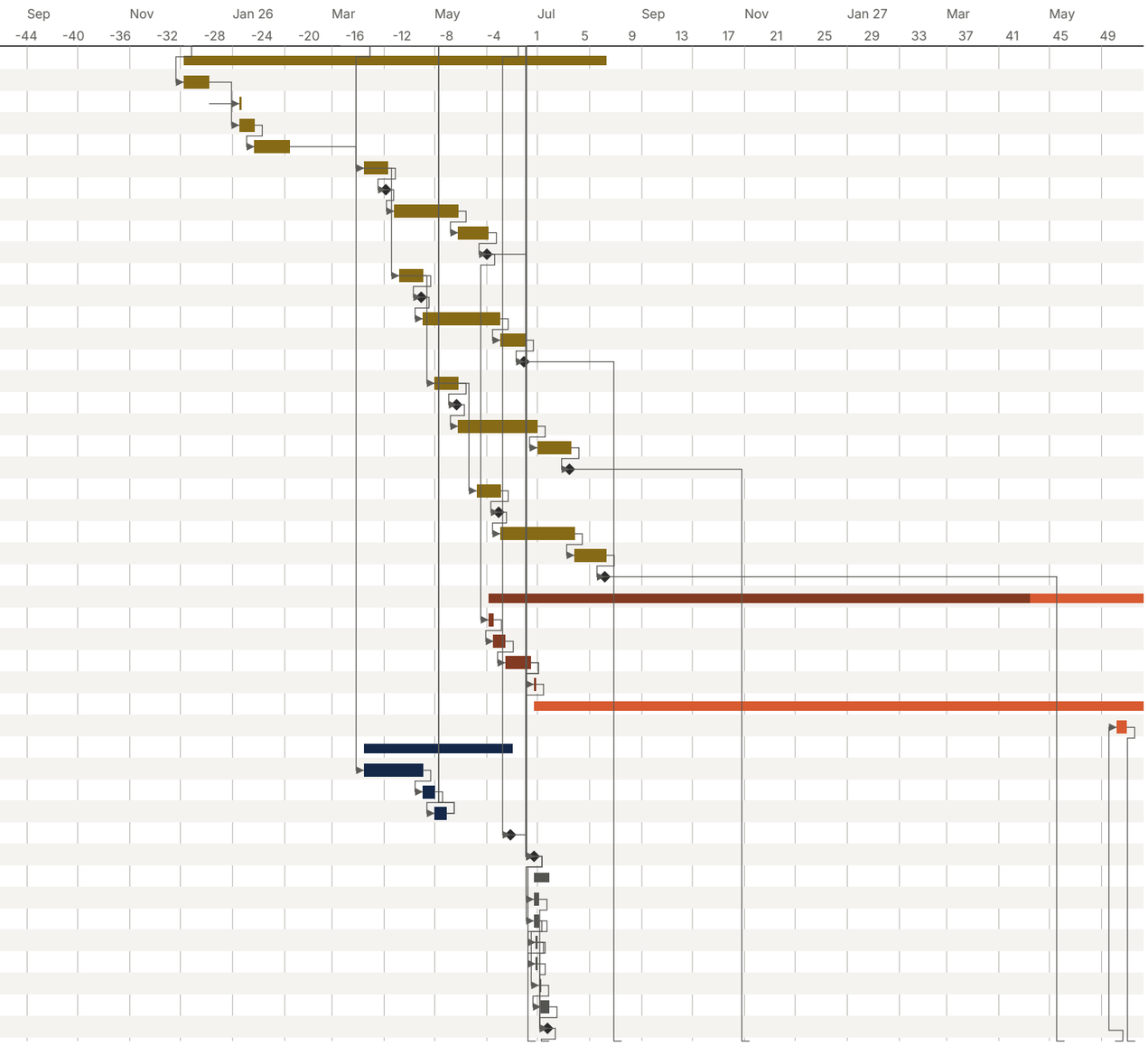
PROJECT Saredon Road
SITE Saredon Road
Shire Hill
Anytown
BZ22 1AB
DATE 9 November 2026
STATUS Working copy: last issued as Rev A

| Task | Days | Start | Finish |
|---|---|---|---|
| **Land, finance and insurance** | 14 | 5 Aug 25 | 22 Aug 25 |
| Site insurance and existing-structures cover in place | 3 | 5 Aug 25 | 7 Aug 25 |
| Build finance facility drawn down to first stage | 15 | 5 Aug 25 | 22 Aug 25 |
| **Design team appointment** | 19 | 5 Aug 25 | 1 Sep 25 |
| Client brief and site information pack assembled | 5 | 5 Aug 25 | 11 Aug 25 |
| Design team enquiries issued: architect, structural, civil | 5 | 12 Aug 25 | 18 Aug 25 |
| Fee proposals returned and compared | 10 | 19 Aug 25 | 1 Sep 25 |
| Design team appointed | | 1 Sep 25 | |
| **Design to submission** | 66 | 2 Sep 25 | 2 Dec 25 |
| Concept design and the main design choices | 15 | 2 Sep 25 | 22 Sep 25 |
| Pre-application submitted | | 22 Sep 25 | |
| Pre-application response | 25 | 23 Sep 25 | 28 Oct 25 |
| Structural system chosen | | 28 Oct 25 | |
| External materials chosen | | 28 Oct 25 | |
| Developed design: plans, elevations, sections | 15 | 29 Oct 25 | 18 Nov 25 |
| Outline specification and materials schedule | 10 | 19 Nov 25 | 2 Dec 25 |
| Planning pack assembled: forms, DAS, drawings | 5 | 19 Nov 25 | 25 Nov 25 |
| Scheme ready for submission | | 25 Nov 25 | |
| **Surveys and investigation** | 15 | 2 Sep 25 | 22 Sep 25 |
| Topographical survey | 5 | 2 Sep 25 | 8 Sep 25 |
| Ground investigation and report | 15 | 2 Sep 25 | 22 Sep 25 |
| Drainage survey and CCTV | 3 | 9 Sep 25 | 11 Sep 25 |
| Tree survey and constraints plan | 5 | 2 Sep 25 | 8 Sep 25 |
| Ecology: preliminary appraisal | 10 | 2 Sep 25 | 15 Sep 25 |
| Asbestos and demolition survey | 3 | 9 Sep 25 | 11 Sep 25 |
| **Planning** | 113 | 25 Nov 25 | 21 May 26 |
| Planning application submitted | | 25 Nov 25 | |
| Validation | 5 | 26 Nov 25 | 2 Dec 25 |
| Determination | 65 | 3 Dec 25 | 19 Mar 26 |
| Planning permission granted | | 19 Mar 26 | |
| Pre-commencement conditions discharged | 40 | 20 Mar 26 | 14 May 26 |
| CIL self-build exemption claimed and commencement notice served | 5 | 15 May 26 | 21 May 26 |
| **Building control and warranty** | 58 | 20 Mar 26 | 15 Jun 26 |
| Building control body appointed | 5 | 20 Mar 26 | 26 Mar 26 |
| Plans check and approval | 25 | 8 May 26 | 15 Jun 26 |
| Structural warranty application and technical audit | 20 | 8 May 26 | 8 Jun 26 |
| Building control and warranty in place | | 15 Jun 26 | |
| **Permits and licences** | 98 | 26 Nov 25 | 30 Apr 26 |
| Party wall notices served and awards agreed | 60 | 26 Nov 25 | 5 Mar 26 |
| Vehicle crossover application: s184 | 30 | 20 Mar 26 | 30 Apr 26 |
| Water and sewer connection applications: s106 / s104 | 30 | 20 Mar 26 | 30 Apr 26 |
| Build-over or build-near agreement | 30 | 20 Mar 26 | 30 Apr 26 |
| Utility supply applications: electricity, gas, telecoms | 30 | 20 Mar 26 | 30 Apr 26 |
| Street naming and numbering | 20 | 20 Mar 26 | 16 Apr 26 |



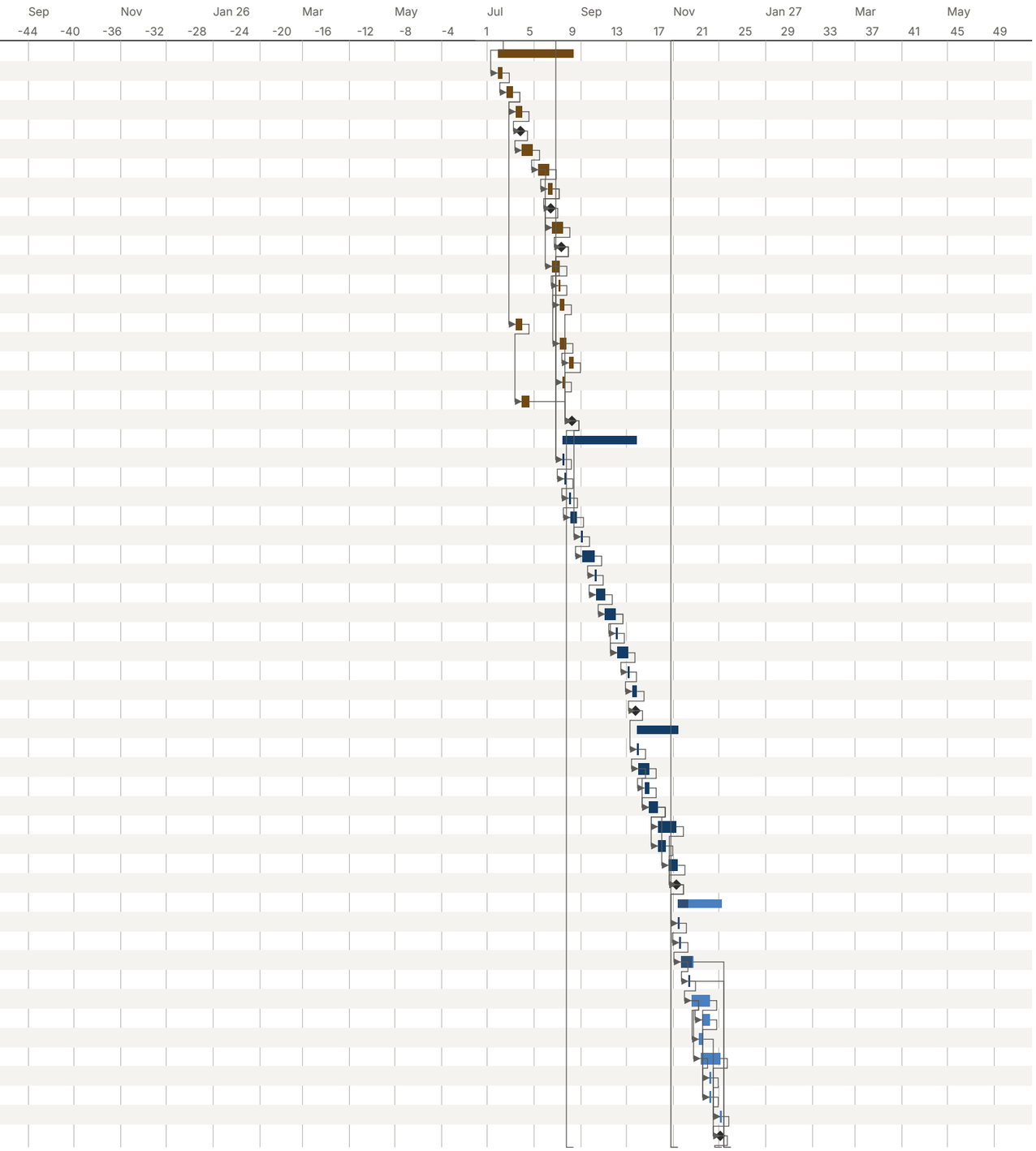

This record was assembled by its owner using The Modern Housebuilder. Its contents have not been checked or verified by The Modern Housebuilder.
This document contains the material its owner chose to include. It is not necessarily their complete record.

| Task | Days | Start | Finish | Week |
|---|---|---|---|---|
| **Procurement** | 163 | 3 Dec 25 | 10 Aug 26 | |
| Budget | 15 | 3 Dec 25 | 17 Dec 25 | |
| Procurement route decided | 5 | 5 Jan 26 | 17 Dec 25 | |
| Work packages defined and enquiry list built | 10 | 5 Jan 26 | 13 Jan 26 | |
| Duration enquiry issued per package | 15 | 14 Jan 26 | 3 Feb 26 | |
| Tender packs compiled: up to DPC | 10 | 20 Mar 26 | 2 Apr 26 | |
| Tenders issued: up to DPC | | 2 Apr 26 | | |
| Tender return period: up to DPC | 30 | 7 Apr 26 | 14 May 26 | |
| Tenders reviewed and levelled: up to DPC | 10 | 15 May 26 | 1 Jun 26 | |
| Appointed: up to DPC | | 1 Jun 26 | | |
| Tender packs compiled: superstructure | 10 | 10 Apr 26 | 23 Apr 26 | |
| Tenders issued: superstructure | | 23 Apr 26 | | |
| Tender return period: superstructure | 30 | 24 Apr 26 | 8 Jun 26 | |
| Tenders reviewed and levelled: superstructure | 10 | 9 Jun 26 | 23 Jun 26 | |
| Appointed: superstructure | | 23 Jun 26 | | |
| Tender packs compiled: internal fit-out | 10 | 1 May 26 | 14 May 26 | |
| Tenders issued: internal fit-out | | 14 May 26 | | |
| Tender return period: internal fit-out | 30 | 15 May 26 | 30 Jun 26 | |
| Tenders reviewed and levelled: internal fit-out | 13 | 1 Jul 26 | 20 Jul 26 | |
| Appointed: internal fit-out | | 20 Jul 26 | | |
| Tender packs compiled: externals | 10 | 26 May 26 | 8 Jun 26 | |
| Tenders issued: externals | | 8 Jun 26 | | |
| Tender return period: externals | 30 | 9 Jun 26 | 22 Jul 26 | |
| Tenders reviewed and levelled: externals | 13 | 23 Jul 26 | 10 Aug 26 | |
| Appointed: externals | | 10 Aug 26 | | |
| **Health, safety and CDM** | 263 | 2 Jun 26 | 25 Jun 27 | |
| CDM roles confirmed in writing | 3 | 2 Jun 26 | 4 Jun 26 | |
| Pre-construction information pack issued | 5 | 5 Jun 26 | 11 Jun 26 | |
| Construction phase plan prepared | 10 | 12 Jun 26 | 26 Jun 26 | |
| F10 notification to HSE | 1 | 29 Jun 26 | 29 Jun 26 | |
| Weekly safety round: inspections, toolbox talk, welfare, inductions | 244 | 29 Jun 26 | 25 Jun 27 | |
| Health and safety file compiled for handover | 4 | 10 Jun 27 | 15 Jun 27 | |
| **Technical design and construction issue** | 58 | 20 Mar 26 | 15 Jun 26 | |
| Technical design: construction details, specifications and schedules | 25 | 20 Mar 26 | 23 Apr 26 | |
| Design team's own technical audit and coordination check | 5 | 24 Apr 26 | 30 Apr 26 | |
| Drawing pack amended to include audit comments | 5 | 1 May 26 | 7 May 26 | |
| Construction issue drawing pack | | 15 Jun 26 | | |
| **Start on site** | | 29 Jun 26 | | |
| **Site start and establishment** | 7 | 29 Jun 26 | 7 Jul 26 | |
| Neighbours notified; access and working hours agreed | 3 | 29 Jun 26 | 1 Jul 26 | |
| Perimeter hoarding, gates and site signage | 3 | 29 Jun 26 | 1 Jul 26 | |
| Welfare, site accommodation and secure storage | 1 | 30 Jun 26 | 30 Jun 26 | |
| Temporary services, wheel wash and waste stations | 1 | 30 Jun 26 | 30 Jun 26 | |
| Pre-start meeting: groundworks package | 1 | 2 Jul 26 | 2 Jul 26 | |
| Plot set-out: profiles, pegs and datum | 3 | 3 Jul 26 | 7 Jul 26 | |
| Site established | | 7 Jul 26 | | |



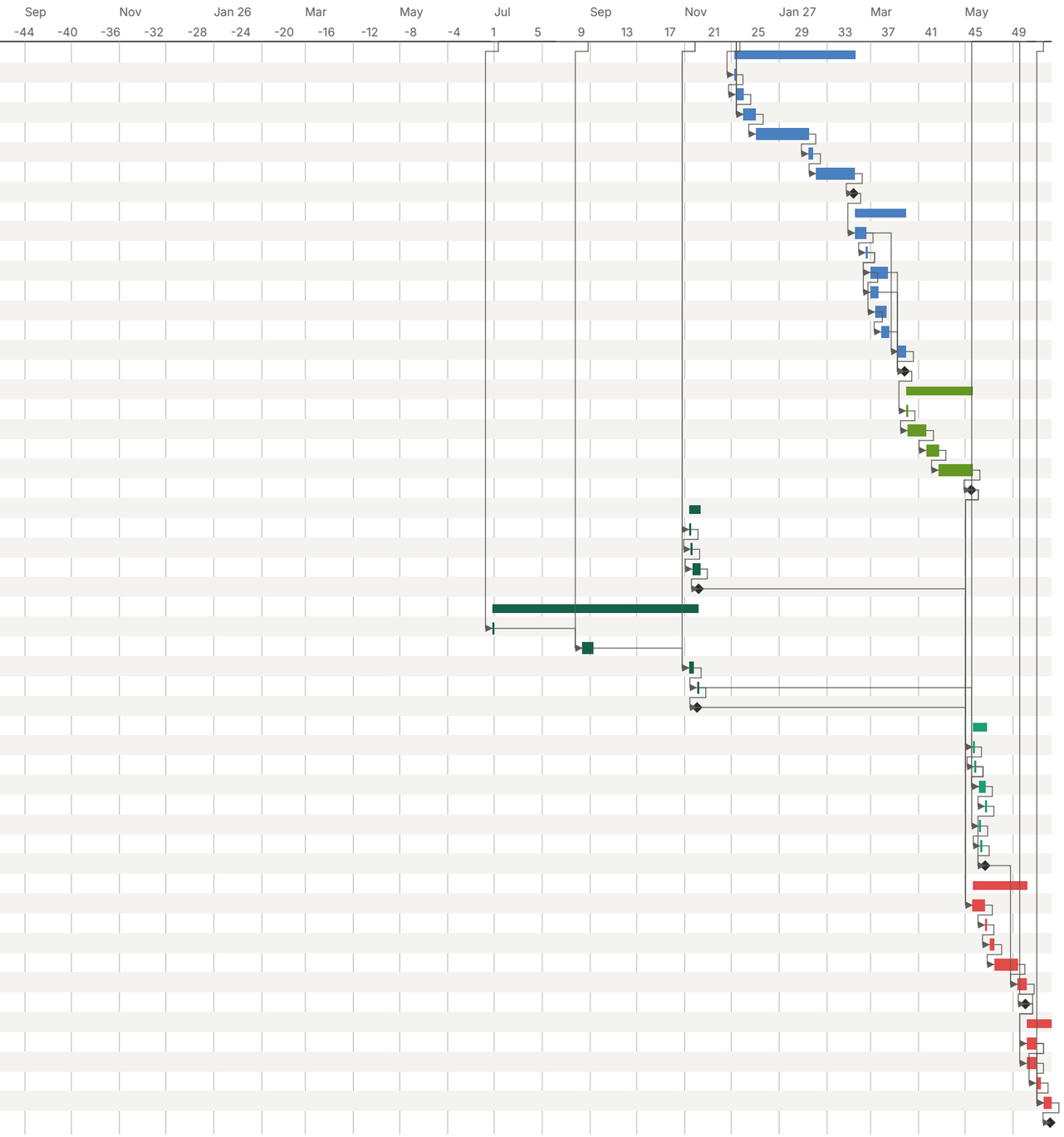

This record was assembled by its owner using The Modern Housebuilder. Its contents have not been checked or verified by The Modern Housebuilder.
This document contains the material its owner chose to include. It is not necessarily their complete record.

| Task | Days | Start | Finish |
|---|---|---|---|
| **Groundworks to Stage 1** | 36 | 8 Jul 26 | 26 Aug 26 |
| Site strip; topsoil to weathered bund | 3 | 8 Jul 26 | 10 Jul 26 |
| Cut and fill; muckaway | 4 | 14 Jul 26 | 17 Jul 26 |
| Foundation excavation to formation | 4 | 20 Jul 26 | 23 Jul 26 |
| Formation inspected: building control and warranty | | 23 Jul 26 | |
| Foundation concrete to designated mix | 5 | 24 Jul 26 | 30 Jul 26 |
| Substructure masonry to DPC | 5 | 4 Aug 26 | 10 Aug 26 |
| Below-slab drainage and incoming service ducts | 3 | 10 Aug 26 | 12 Aug 26 |
| Below-ground drainage tested and witnessed | | 12 Aug 26 | |
| Oversite: beam-and-block or in-situ slab | 5 | 13 Aug 26 | 19 Aug 26 |
| DPC level checked, levelled and photographed | | 19 Aug 26 | |
| External drainage, full network to the connection | 3 | 13 Aug 26 | 17 Aug 26 |
| External service ducting, service or draw cable pulled in | 1 | 17 Aug 26 | 17 Aug 26 |
| Land drainage where the plot needs it | 3 | 18 Aug 26 | 20 Aug 26 |
| Garden retaining structures | 4 | 20 Jul 26 | 23 Jul 26 |
| Driveway sub-base and basecourse | 4 | 18 Aug 26 | 21 Aug 26 |
| Footpaths to Type 1 sub-base | 3 | 24 Aug 26 | 26 Aug 26 |
| Scaffold platform formed: designed temporary work | 1 | 20 Aug 26 | 20 Aug 26 |
| Garden topsoil placed; bund held back for the scaffold strip | 3 | 24 Jul 26 | 28 Jul 26 |
| Stage 1 complete | | 26 Aug 26 | |
| **Superstructure: DPC to wall plate** | 34 | 20 Aug 26 | 7 Oct 26 |
| Pre-starts: bricklayer, carpenter, scaffolder; Superstructure meeting | 1 | 20 Aug 26 | 20 Aug 26 |
| Sample panel built and agreed | 1 | 21 Aug 26 | 21 Aug 26 |
| Setting out and coursing agreed | 1 | 24 Aug 26 | 24 Aug 26 |
| Off the ground: first courses to first-lift height | 5 | 25 Aug 26 | 28 Aug 26 |
| Scaffold lift 1 | 1 | 1 Sep 26 | 1 Sep 26 |
| Masonry to first-floor structure | 6 | 2 Sep 26 | 9 Sep 26 |
| Scaffold lift 2: the joist lift | 1 | 10 Sep 26 | 10 Sep 26 |
| First floor: joists, strutting, strapping, decking | 4 | 11 Sep 26 | 16 Sep 26 |
| Masonry: first-floor chamber, openings and trays | 5 | 17 Sep 26 | 23 Sep 26 |
| Scaffold lift 3: the chamber lift | 1 | 24 Sep 26 | 24 Sep 26 |
| Masonry to eaves | 5 | 25 Sep 26 | 1 Oct 26 |
| Scaffold lift 4: the wall-plate lift | 1 | 2 Oct 26 | 2 Oct 26 |
| Wall plate bedded, levelled and strapped | 3 | 5 Oct 26 | 7 Oct 26 |
| Wall plate complete | | 7 Oct 26 | |
| **Roof and watertight** | 19 | 8 Oct 26 | 3 Nov 26 |
| Pre-starts: roofer, plumber; Roof meeting | 1 | 8 Oct 26 | 8 Oct 26 |
| Roof structure: trusses or cut roof, bracing and binders | 5 | 9 Oct 26 | 15 Oct 26 |
| Gable masonry, interleaved with the roof | 3 | 13 Oct 26 | 15 Oct 26 |
| Felt, battens and eaves details | 3 | 16 Oct 26 | 21 Oct 26 |
| Roof covering, ridge and verges | 3 | 22 Oct 26 | 2 Nov 26 |
| Fascia, soffit and rainwater goods | 3 | 22 Oct 26 | 26 Oct 26 |
| Windows and external doors fitted | 4 | 29 Oct 26 | 3 Nov 26 |
| Watertight declared | | 3 Nov 26 | |
| **First fix** | 21 | 4 Nov 26 | 2 Dec 26 |
| Pre-close-up meeting: airtightness line agreed | 1 | 4 Nov 26 | 4 Nov 26 |
| Staircase installed and protected | 1 | 5 Nov 26 | 5 Nov 26 |
| Studwork set out and built throughout | 6 | 6 Nov 26 | 13 Nov 26 |
| Board one side only | 1 | 11 Nov 26 | 11 Nov 26 |
| Plumbing first fix: stacks, wastes, water, heating | 8 | 13 Nov 26 | 24 Nov 26 |
| Underfloor heating pipework and manifolds | 3 | 20 Nov 26 | 24 Nov 26 |
| Ventilation and MVHR ductwork | 3 | 18 Nov 26 | 20 Nov 26 |
| Electrical first fix: cables, back boxes, containment | 9 | 19 Nov 26 | 1 Dec 26 |
| Acoustic insulation and pattresses for every hung load | 1 | 25 Nov 26 | 25 Nov 26 |
| Pressure and waste tests witnessed | 1 | 25 Nov 26 | 25 Nov 26 |
| Photographic record of every wall and floor void | 1 | 2 Dec 26 | 2 Dec 26 |
| First fix complete: ready for close-up | | 2 Dec 26 | |




This record was assembled by its owner using The Modern Housebuilder. Its contents have not been checked or verified by The Modern Housebuilder.
This document contains the material its owner chose to include. It is not necessarily their complete record.

| Task | Days | Start | Finish | Week |
|---|---|---|---|---|
| **Close up** | 45 | 3 Dec 26 | 18 Feb 27 | |
| Interim air test, before the boards go on | 1 | 3 Dec 26 | 3 Dec 26 | |
| Insulation layer complete and photographed | 3 | 4 Dec 26 | 8 Dec 26 | |
| Boarding: second side and ceilings, to standard | 6 | 9 Dec 26 | 16 Dec 26 | |
| Plaster and skim to walls and ceilings | 13 | 17 Dec 26 | 19 Jan 27 | |
| Floor screed | 3 | 20 Jan 27 | 22 Jan 27 | |
| Drying out: moisture readings recorded | 19 | 25 Jan 27 | 18 Feb 27 | |
| Dry: surfaces handed over | | 18 Feb 27 | | |
| **Second fix** | 23 | 19 Feb 27 | 23 Mar 27 | |
| Kitchen carcasses installed | 5 | 19 Feb 27 | 25 Feb 27 | |
| Mist coat | 1 | 26 Feb 27 | 26 Feb 27 | |
| Mechanical and electrical second fix | 9 | 1 Mar 27 | 11 Mar 27 | |
| Second fix joinery: doors, skirtings, architraves | 5 | 1 Mar 27 | 5 Mar 27 | |
| Sanitaryware and bathroom fit-out | 5 | 4 Mar 27 | 10 Mar 27 | |
| Wall and floor tiling | 5 | 8 Mar 27 | 12 Mar 27 | |
| Kitchen return: worktops and appliances | 3 | 19 Mar 27 | 23 Mar 27 | |
| Second fix complete: services working, finishes outstanding | | 23 Mar 27 | | |
| **Finishes and third fix** | 28 | 24 Mar 27 | 5 May 27 | |
| Pre-completion standards meeting | 1 | 24 Mar 27 | 24 Mar 27 | |
| Third fix: eye height and hand height | 6 | 25 Mar 27 | 5 Apr 27 | |
| Remaining floor finishes | 6 | 6 Apr 27 | 13 Apr 27 | |
| Decorator's final coats | 15 | 14 Apr 27 | 5 May 27 | |
| Finishes complete | | 5 May 27 | | |
| **Scaffold strike** | 5 | 4 Nov 26 | 10 Nov 26 | |
| Pre-strike walk: final check from the scaffold | 1 | 4 Nov 26 | 4 Nov 26 | |
| Scaffold struck and removed | 1 | 5 Nov 26 | 5 Nov 26 | |
| Making good at the reveal: pointing, render, rainwater | 3 | 6 Nov 26 | 10 Nov 26 | |
| Scaffold struck | | 10 Nov 26 | | |
| **Service connections** | 94 | 30 Jun 26 | 9 Nov 26 | |
| Street naming and numbering applied for | 1 | 30 Jun 26 | 30 Jun 26 | |
| Connection site works and terminations, six utilities | 5 | 27 Aug 26 | 2 Sep 26 | |
| Meters set, energisation and live testing | 3 | 4 Nov 26 | 6 Nov 26 | |
| Utility reinstatement squared | 1 | 9 Nov 26 | 9 Nov 26 | |
| Services live | | 9 Nov 26 | | |
| **External works** | 7 | 6 May 27 | 14 May 27 | |
| Cabins and welfare off-hired; provision moved into the house | 1 | 6 May 27 | 6 May 27 | |
| Scaffold platform removed under soft landscaping, retained under paving | 1 | 7 May 27 | 7 May 27 | |
| Patio and pathways laid | 4 | 10 May 27 | 13 May 27 | |
| Driveway edgings and wearing surface | 1 | 14 May 27 | 14 May 27 | |
| Topsoil bund spread and graded | 1 | 10 May 27 | 10 May 27 | |
| Turf or seed down | 1 | 11 May 27 | 11 May 27 | |
| Hard externals complete | | 14 May 27 | | |
| **Snagging and commissioning** | 24 | 6 May 27 | 9 Jun 27 | |
| Commissioning: heating, ventilation, electrical, water | 6 | 6 May 27 | 13 May 27 | |
| Air test | 1 | 14 May 27 | 14 May 27 | |
| Snag lists walked and issued | 3 | 17 May 27 | 19 May 27 | |
| Snags rectified and re-walked | 10 | 20 May 27 | 3 Jun 27 | |
| Running the house before handover | 4 | 4 Jun 27 | 9 Jun 27 | |
| Ready for handover | | 9 Jun 27 | | |
| **Handover and completion** | 12 | 10 Jun 27 | 25 Jun 27 | |
| Building control completion certificate | 4 | 10 Jun 27 | 15 Jun 27 | |
| Warranty final inspection and certificate | 4 | 10 Jun 27 | 15 Jun 27 | |
| EPC lodged | 3 | 16 Jun 27 | 18 Jun 27 | |
| Completion pack assembled | 5 | 21 Jun 27 | 25 Jun 27 | |
| Practical completion | | 25 Jun 27 | | |




This record was assembled by its owner using The Modern Housebuilder. Its contents have not been checked or verified by The Modern Housebuilder.
This document contains the material its owner chose to include. It is not necessarily their complete record.