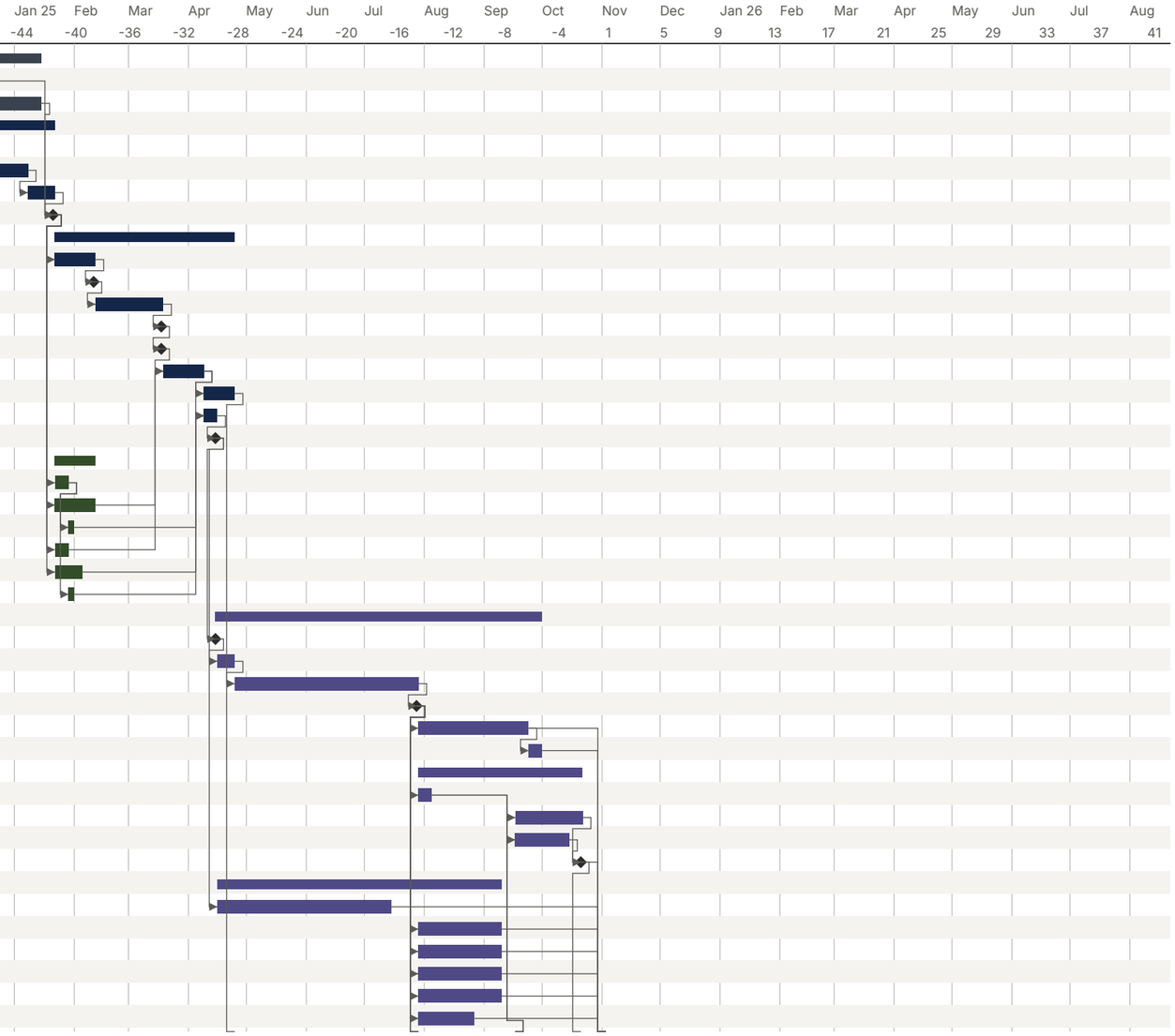
Construction programme

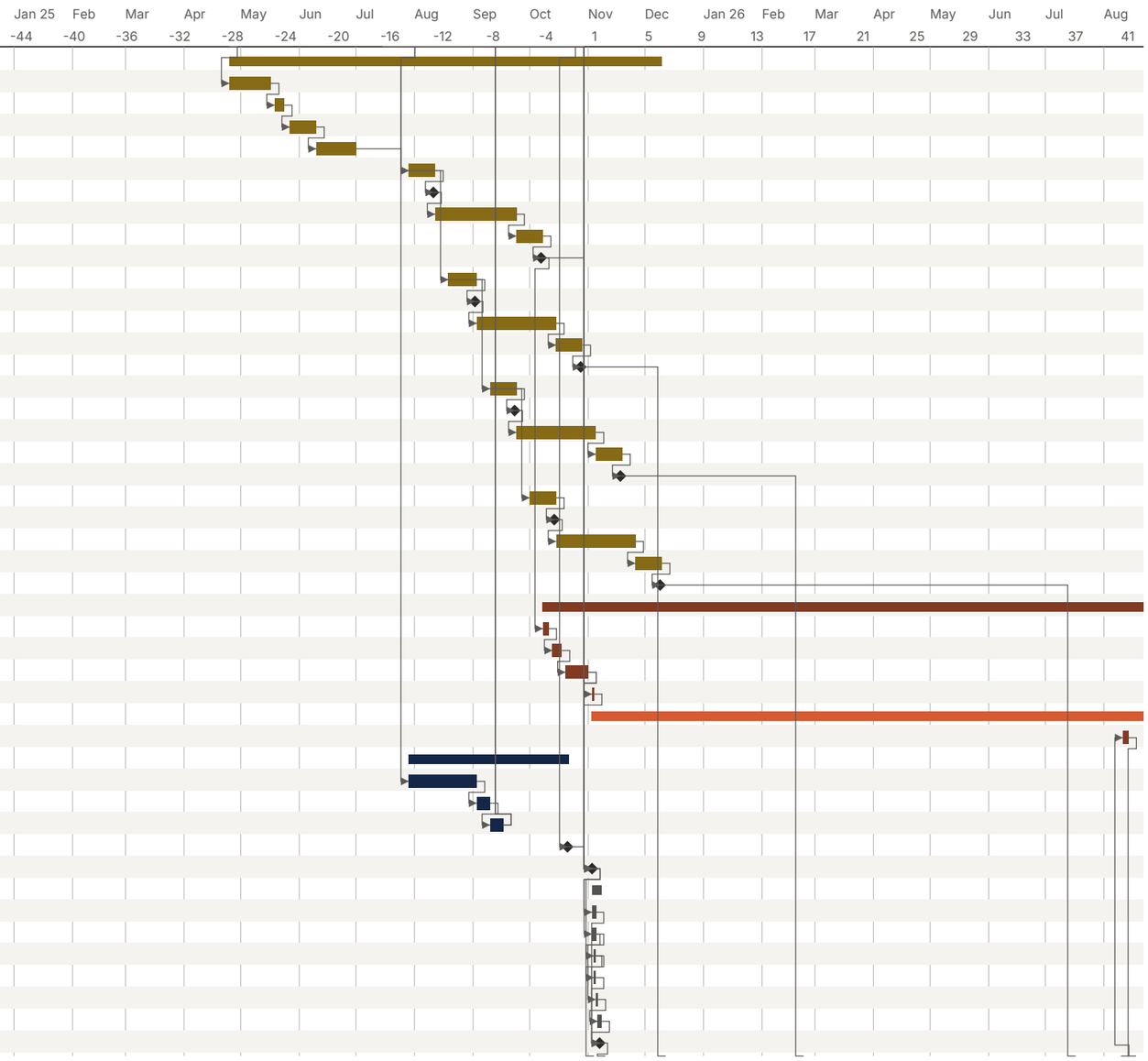
PROJECT Coombe Lane
SITE Coombe Lane
Westhay Green
Anytown
BZ23 4CD
DATE 9 November 2026
STATUS Working copy: last issued as Rev A

Task	Days	Start	Finish
Land, finance and insurance	15	6 Dec 24	14 Jan 25
Site insurance and existing-structures cover in place	3	6 Dec 24	10 Dec 24
Build finance facility drawn down to first stage	15	6 Dec 24	14 Jan 25
Design team appointment	20	6 Dec 24	21 Jan 25
Client brief and site information pack assembled	5	6 Dec 24	12 Dec 24
Design team enquiries issued: architect, structural, civil	5	13 Dec 24	7 Jan 25
Fee proposals returned and compared	10	8 Jan 25	21 Jan 25
Design team appointed		21 Jan 25	
Design to submission	65	22 Jan 25	24 Apr 25
Concept design and the main design choices	15	22 Jan 25	11 Feb 25
Pre-application submitted		11 Feb 25	
Pre-application response	25	12 Feb 25	18 Mar 25
Structural system chosen		18 Mar 25	
External materials chosen		18 Mar 25	
Developed design: plans, elevations, sections	15	19 Mar 25	8 Apr 25
Outline specification and materials schedule	10	9 Apr 25	24 Apr 25
Planning pack assembled: forms, DAS, drawings	5	9 Apr 25	15 Apr 25
Scheme ready for submission		15 Apr 25	
Surveys and investigation	15	22 Jan 25	11 Feb 25
Topographical survey	5	22 Jan 25	28 Jan 25
Ground investigation and report	15	22 Jan 25	11 Feb 25
Drainage survey and CCTV	3	29 Jan 25	31 Jan 25
Tree survey and constraints plan	5	22 Jan 25	28 Jan 25
Ecology: preliminary appraisal	10	22 Jan 25	4 Feb 25
Asbestos and demolition survey	3	29 Jan 25	31 Jan 25
Planning	116	15 Apr 25	30 Sep 25
Planning application submitted		15 Apr 25	
Validation	5	16 Apr 25	24 Apr 25
Determination	65	25 Apr 25	28 Jul 25
Planning permission granted		28 Jul 25	
Pre-commencement conditions discharged	40	29 Jul 25	23 Sep 25
CIL self-build exemption claimed and commencement notice served	5	24 Sep 25	30 Sep 25
Building control and warranty	60	29 Jul 25	21 Oct 25
Building control body appointed	5	29 Jul 25	4 Aug 25
Plans check and approval	25	17 Sep 25	21 Oct 25
Structural warranty application and technical audit	20	17 Sep 25	14 Oct 25
Building control and warranty in place		21 Oct 25	
Permits and licences	100	16 Apr 25	9 Sep 25
Party wall notices served and awards agreed	60	16 Apr 25	14 Jul 25
Vehicle crossover application: s184	30	29 Jul 25	9 Sep 25
Water and sewer connection applications: s106 / s104	30	29 Jul 25	9 Sep 25
Build-over or build-near agreement	30	29 Jul 25	9 Sep 25
Utility supply applications: electricity, gas, telecoms	30	29 Jul 25	9 Sep 25
Street naming and numbering	20	29 Jul 25	26 Aug 25



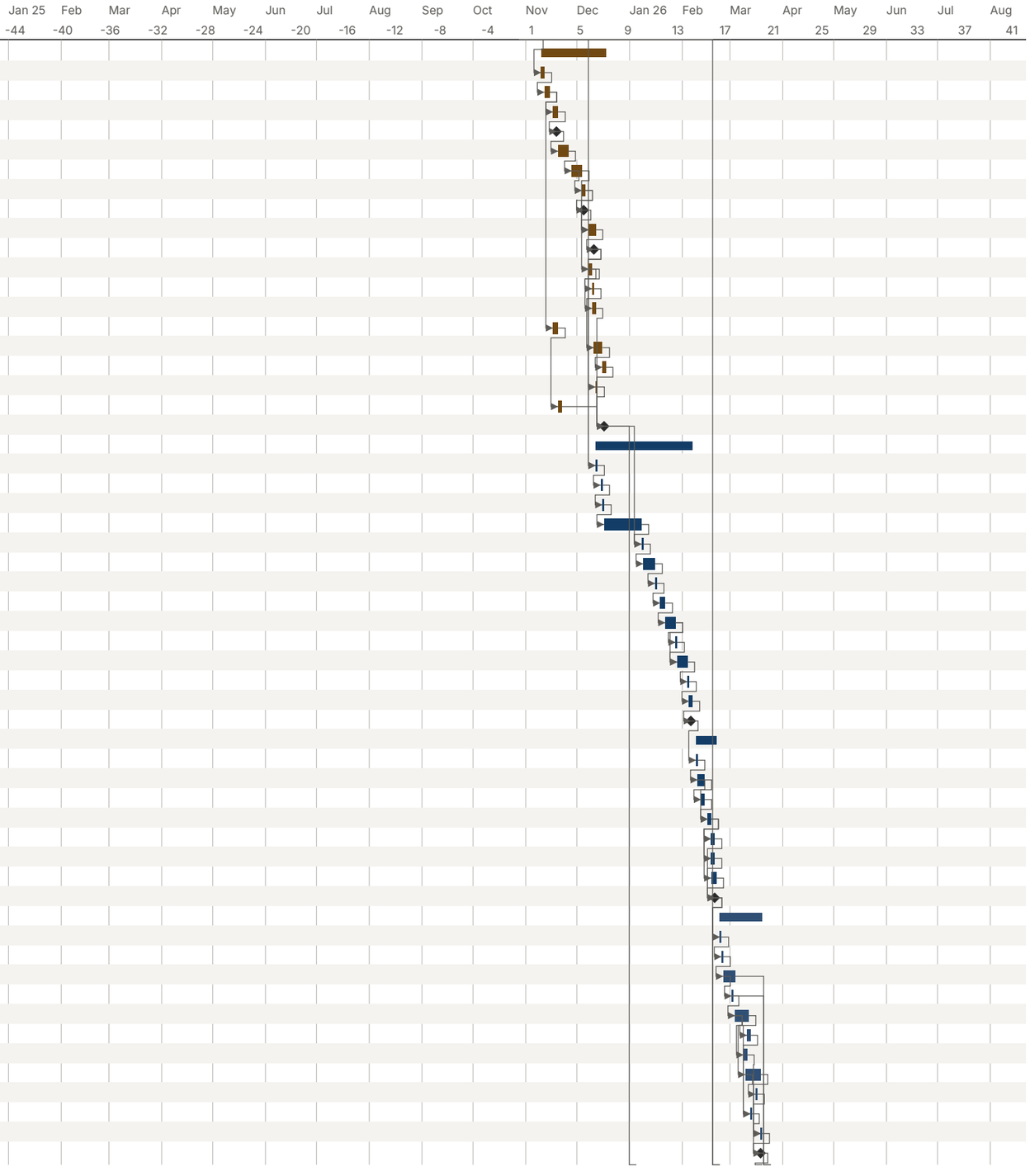
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Task	Days	Start	Finish	Week
Procurement	160	25 Apr 25	9 Dec 25	
Budget	15	25 Apr 25	16 May 25	
Procurement route decided	5	19 May 25	23 May 25	
Work packages defined and enquiry list built	10	27 May 25	9 Jun 25	
Duration enquiry issued per package	15	10 Jun 25	30 Jun 25	
Tender packs compiled: up to DPC	10	29 Jul 25	11 Aug 25	
Tenders issued: up to DPC		11 Aug 25		
Tender return period: up to DPC	30	12 Aug 25	23 Sep 25	
Tenders reviewed and levelled: up to DPC	10	24 Sep 25	7 Oct 25	
Appointed: up to DPC		7 Oct 25		
Tender packs compiled: superstructure	10	19 Aug 25	2 Sep 25	
Tenders issued: superstructure		2 Sep 25		
Tender return period: superstructure	30	3 Sep 25	14 Oct 25	
Tenders reviewed and levelled: superstructure	10	15 Oct 25	28 Oct 25	
Appointed: superstructure		28 Oct 25		
Tender packs compiled: internal fit-out	10	10 Sep 25	23 Sep 25	
Tenders issued: internal fit-out		23 Sep 25		
Tender return period: internal fit-out	30	24 Sep 25	4 Nov 25	
Tenders reviewed and levelled: internal fit-out	10	5 Nov 25	18 Nov 25	
Appointed: internal fit-out		18 Nov 25		
Tender packs compiled: externals	10	1 Oct 25	14 Oct 25	
Tenders issued: externals		14 Oct 25		
Tender return period: externals	30	15 Oct 25	25 Nov 25	
Tenders reviewed and levelled: externals	10	26 Nov 25	9 Dec 25	
Appointed: externals		9 Dec 25		
Health, safety and CDM	212	8 Oct 25	21 Aug 26	
CDM roles confirmed in writing	3	8 Oct 25	10 Oct 25	
Pre-construction information pack issued	5	13 Oct 25	17 Oct 25	
Construction phase plan prepared	10	20 Oct 25	31 Oct 25	
F10 notification to HSE	1	3 Nov 25	3 Nov 25	
Weekly safety round: inspections, toolbox talk, welfare, inductions	194	3 Nov 25	21 Aug 26	
Health and safety file compiled for handover	3	11 Aug 26	13 Aug 26	
Technical design and construction issue	60	29 Jul 25	21 Oct 25	
Technical design: construction details, specifications and schedules	25	29 Jul 25	2 Sep 25	
Design team's own technical audit and coordination check	5	3 Sep 25	9 Sep 25	
Drawing pack amended to include audit comments	5	10 Sep 25	16 Sep 25	
Construction issue drawing pack		21 Oct 25		
Start on site		3 Nov 25		
Site start and establishment	5	3 Nov 25	7 Nov 25	
Neighbours notified; access and working hours agreed	2	3 Nov 25	4 Nov 25	
Perimeter hoarding, gates and site signage	2	3 Nov 25	4 Nov 25	
Welfare, site accommodation and secure storage	1	4 Nov 25	4 Nov 25	
Temporary services, wheel wash and waste stations	1	4 Nov 25	4 Nov 25	
Pre-start meeting: groundworks package	1	5 Nov 25	5 Nov 25	
Plot set-out: profiles, pegs and datum	2	6 Nov 25	7 Nov 25	
Site established		7 Nov 25		



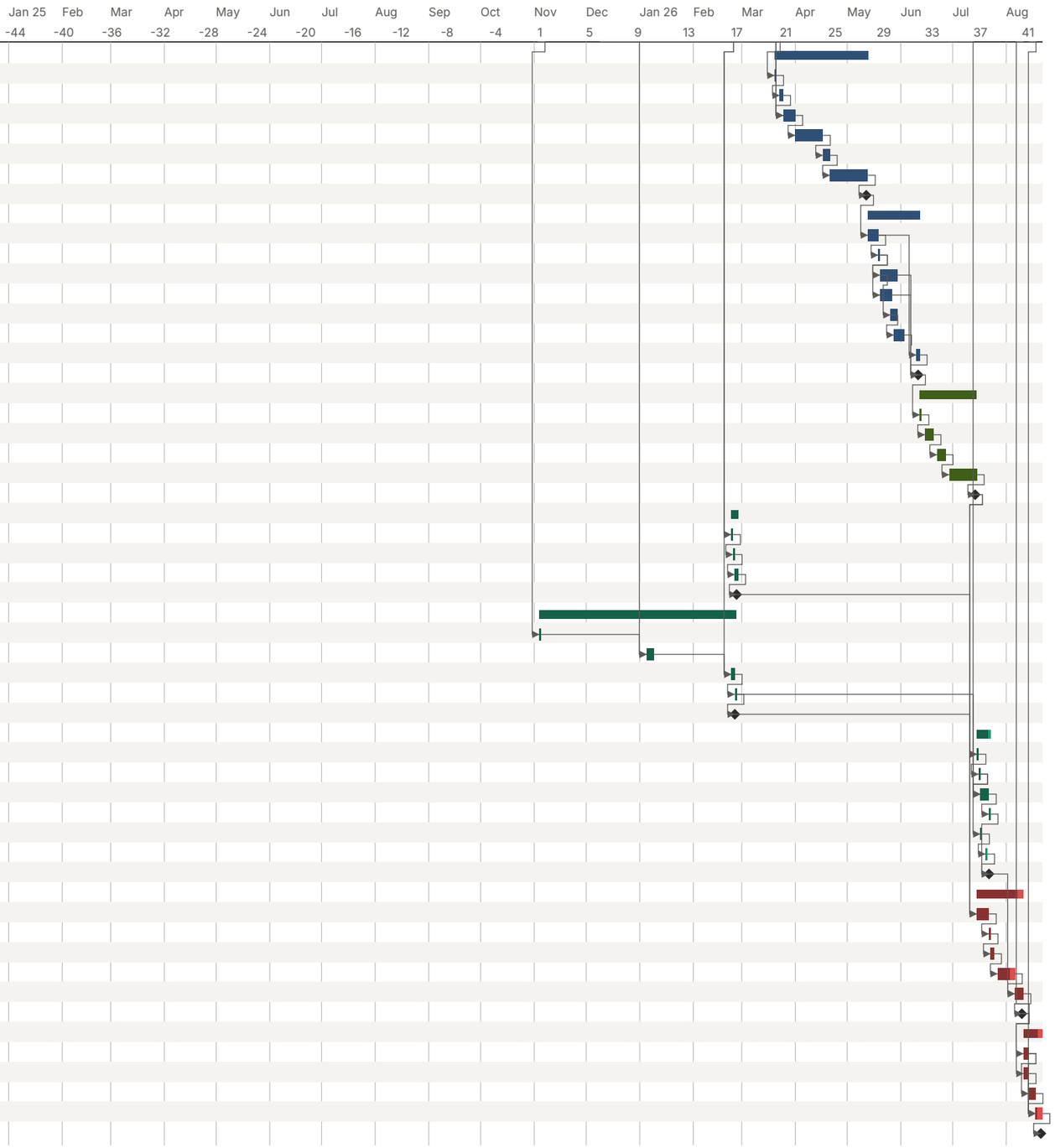
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Task	Days	Start	Finish	Week
Groundworks to Stage 1	28	10 Nov 25	17 Dec 25	
Site strip; topsoil to weathered bund	2	10 Nov 25	11 Nov 25	
Cut and fill; muckaway	3	12 Nov 25	14 Nov 25	
Foundation excavation to formation	3	17 Nov 25	19 Nov 25	
Formation inspected: building control and warranty		19 Nov 25		
Foundation concrete to designated mix	4	20 Nov 25	25 Nov 25	
Substructure masonry to DPC	4	28 Nov 25	3 Dec 25	
Below-slab drainage and incoming service ducts	2	4 Dec 25	5 Dec 25	
Below-ground drainage tested and witnessed		5 Dec 25		
Oversite: beam-and-block or in-situ slab	4	8 Dec 25	11 Dec 25	
DPC level checked, levelled and photographed		11 Dec 25		
External drainage, full network to the connection	2	8 Dec 25	9 Dec 25	
External service ducting, service or draw cable pulled in	1	10 Dec 25	10 Dec 25	
Land drainage where the plot needs it	2	10 Dec 25	11 Dec 25	
Garden retaining structures	3	17 Nov 25	19 Nov 25	
Driveway sub-base and basecourse	3	11 Dec 25	15 Dec 25	
Footpaths to Type 1 sub-base	2	16 Dec 25	17 Dec 25	
Scaffold platform formed: designed temporary work	1	12 Dec 25	12 Dec 25	
Garden topsoil placed; bund held back for the scaffold strip	2	20 Nov 25	21 Nov 25	
Stage 1 complete		17 Dec 25		
Superstructure: DPC to wall plate	29	12 Dec 25	6 Feb 26	
Pre-starts: bricklayer, carpenter, scaffolder; Superstructure meeting	1	12 Dec 25	12 Dec 25	
Sample panel built and agreed	1	15 Dec 25	15 Dec 25	
Setting out and coursing agreed	1	16 Dec 25	16 Dec 25	
Off the ground: first courses to first-lift height	4	17 Dec 25	7 Jan 26	
Scaffold lift 1	1	8 Jan 26	8 Jan 26	
Masonry to first-floor structure	5	9 Jan 26	15 Jan 26	
Scaffold lift 2: the joist lift	1	16 Jan 26	16 Jan 26	
First floor: joists, strutting, strapping, decking	3	19 Jan 26	21 Jan 26	
Masonry: first-floor chamber, openings and trays	4	22 Jan 26	27 Jan 26	
Scaffold lift 3: the chamber lift	1	28 Jan 26	28 Jan 26	
Masonry to eaves	4	29 Jan 26	3 Feb 26	
Scaffold lift 4: the wall-plate lift	1	4 Feb 26	4 Feb 26	
Wall plate bedded, levelled and strapped	2	5 Feb 26	6 Feb 26	
Wall plate complete		6 Feb 26		
Roof and watertight	10	9 Feb 26	20 Feb 26	
Pre-starts: roofer, plumber; Roof meeting	1	9 Feb 26	9 Feb 26	
Roof structure: trusses or cut roof, bracing and binders	4	10 Feb 26	13 Feb 26	
Gable masonry, interleaved with the roof	2	12 Feb 26	13 Feb 26	
Felt, battens and eaves details	2	16 Feb 26	17 Feb 26	
Roof covering, ridge and verges	2	18 Feb 26	19 Feb 26	
Fascia, soffit and rainwater goods	2	18 Feb 26	19 Feb 26	
Windows and external doors fitted	3	18 Feb 26	20 Feb 26	
Watertight declared		20 Feb 26		
First fix	19	23 Feb 26	19 Mar 26	
Pre-close-up meeting: airtightness line agreed	1	23 Feb 26	23 Feb 26	
Staircase installed and protected	1	24 Feb 26	24 Feb 26	
Studwork set out and built throughout	5	25 Feb 26	3 Mar 26	
Board one side only	1	2 Mar 26	2 Mar 26	
Plumbing first fix: stacks, wastes, water, heating	6	4 Mar 26	11 Mar 26	
Underfloor heating pipework and manifolds	2	11 Mar 26	12 Mar 26	
Ventilation and MVHR ductwork	2	9 Mar 26	10 Mar 26	
Electrical first fix: cables, back boxes, containment	7	10 Mar 26	18 Mar 26	
Acoustic insulation and pattresses for every hung load	1	16 Mar 26	16 Mar 26	
Pressure and waste tests witnessed	1	13 Mar 26	13 Mar 26	
Photographic record of every wall and floor void	1	19 Mar 26	19 Mar 26	
First fix complete: ready for close-up		19 Mar 26		



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Task	Days	Start	Finish	Week
Close up	35	20 Mar 26	12 May 26	
Interim air test, before the boards go on	1	20 Mar 26	20 Mar 26	
Insulation layer complete and photographed	2	23 Mar 26	24 Mar 26	
Boarding: second side and ceilings, to standard	5	25 Mar 26	31 Mar 26	
Plaster and skim to walls and ceilings	10	1 Apr 26	16 Apr 26	
Floor screed	2	17 Apr 26	20 Apr 26	
Drying out: moisture readings recorded	15	21 Apr 26	12 May 26	
Dry: surfaces handed over		12 May 26		
Second fix	21	13 May 26	11 Jun 26	
Kitchen carcasses installed	4	13 May 26	18 May 26	
Mist coat	1	19 May 26	19 May 26	
Mechanical and electrical second fix	7	20 May 26	29 May 26	
Second fix joinery: doors, skirtings, architraves	4	20 May 26	26 May 26	
Sanitaryware and bathroom fit-out	4	26 May 26	29 May 26	
Wall and floor tiling	4	28 May 26	2 Jun 26	
Kitchen return: worktops and appliances	2	10 Jun 26	11 Jun 26	
Second fix complete: services working, finishes outstanding		11 Jun 26		
Finishes and third fix	23	12 Jun 26	14 Jul 26	
Pre-completion standards meeting	1	12 Jun 26	12 Jun 26	
Third fix: eye height and hand height	5	15 Jun 26	19 Jun 26	
Remaining floor finishes	5	22 Jun 26	26 Jun 26	
Decorator's final coats	12	29 Jun 26	14 Jul 26	
Finishes complete		14 Jul 26		
Scaffold strike	4	23 Feb 26	26 Feb 26	
Pre-strike walk: final check from the scaffold	1	23 Feb 26	23 Feb 26	
Scaffold struck and removed	1	24 Feb 26	24 Feb 26	
Making good at the reveal: pointing, render, rainwater	2	25 Feb 26	26 Feb 26	
Scaffold struck		26 Feb 26		
Service connections	70	4 Nov 25	25 Feb 26	
Street naming and numbering applied for	1	4 Nov 25	4 Nov 25	
Connection site works and terminations, six utilities	4	5 Jan 26	8 Jan 26	
Meters set, energisation and live testing	2	23 Feb 26	24 Feb 26	
Utility reinstatement squared	1	25 Feb 26	25 Feb 26	
Services live		25 Feb 26		
External works	6	15 Jul 26	22 Jul 26	
Cabins and welfare off-hired; provision moved into the house	1	15 Jul 26	15 Jul 26	
Scaffold platform removed under soft landscaping, retained under paving	1	16 Jul 26	16 Jul 26	
Patio and pathways laid	3	17 Jul 26	21 Jul 26	
Driveway edgings and wearing surface	1	22 Jul 26	22 Jul 26	
Topsoil bund spread and graded	1	17 Jul 26	17 Jul 26	
Turf or seed down	1	20 Jul 26	20 Jul 26	
Hard externals complete		22 Jul 26		
Snagging and commissioning	19	15 Jul 26	10 Aug 26	
Commissioning: heating, ventilation, electrical, water	5	15 Jul 26	21 Jul 26	
Air test	1	22 Jul 26	22 Jul 26	
Snag lists walked and issued	2	23 Jul 26	24 Jul 26	
Snags rectified and re-walked	8	27 Jul 26	5 Aug 26	
Running the house before handover	3	6 Aug 26	10 Aug 26	
Ready for handover		10 Aug 26		
Handover and completion	9	11 Aug 26	21 Aug 26	
Building control completion certificate	3	11 Aug 26	13 Aug 26	
Warranty final inspection and certificate	3	11 Aug 26	13 Aug 26	
EPC lodged	2	14 Aug 26	17 Aug 26	
Completion pack assembled	4	18 Aug 26	21 Aug 26	
Practical completion		21 Aug 26		



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