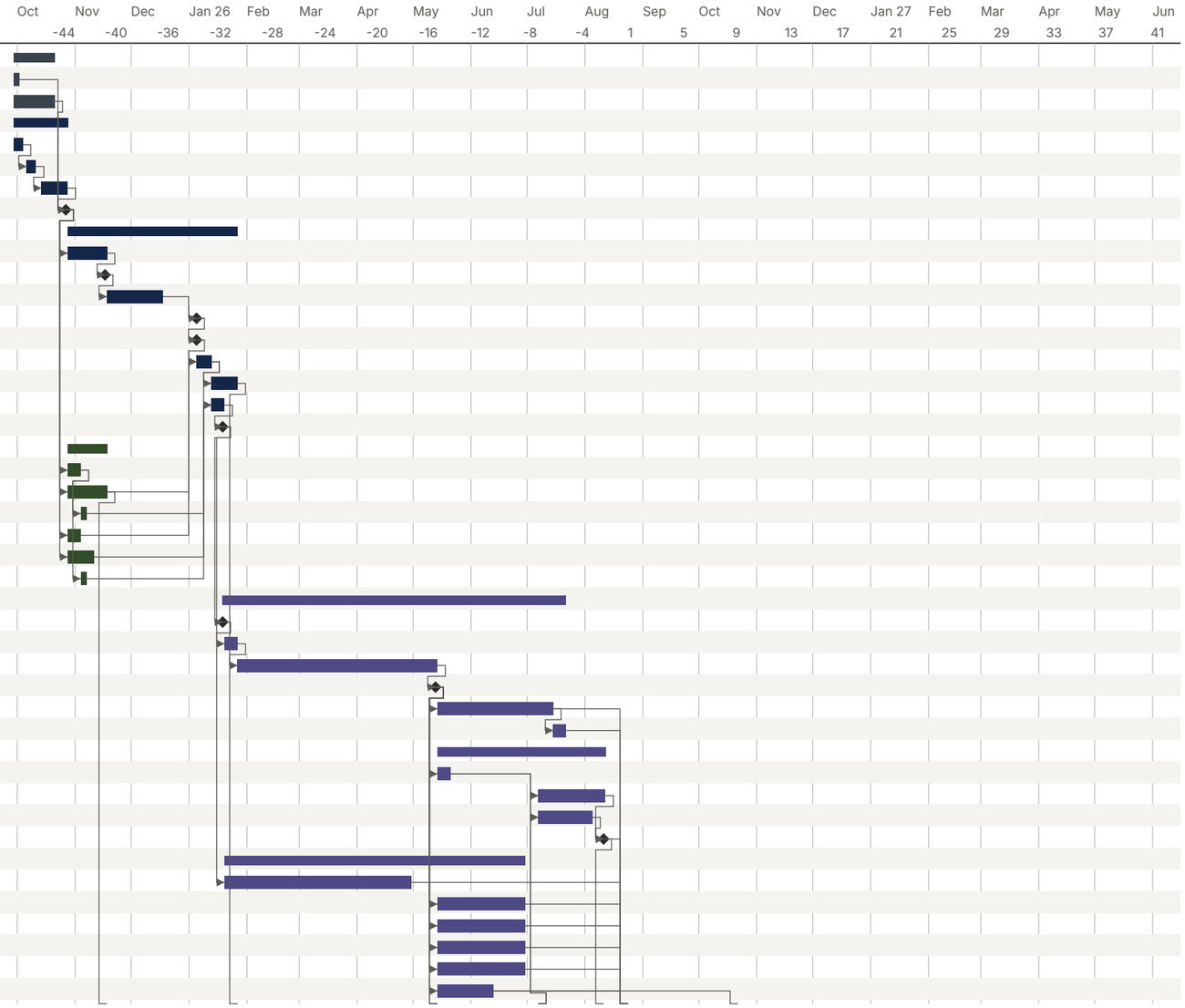
Construction programme

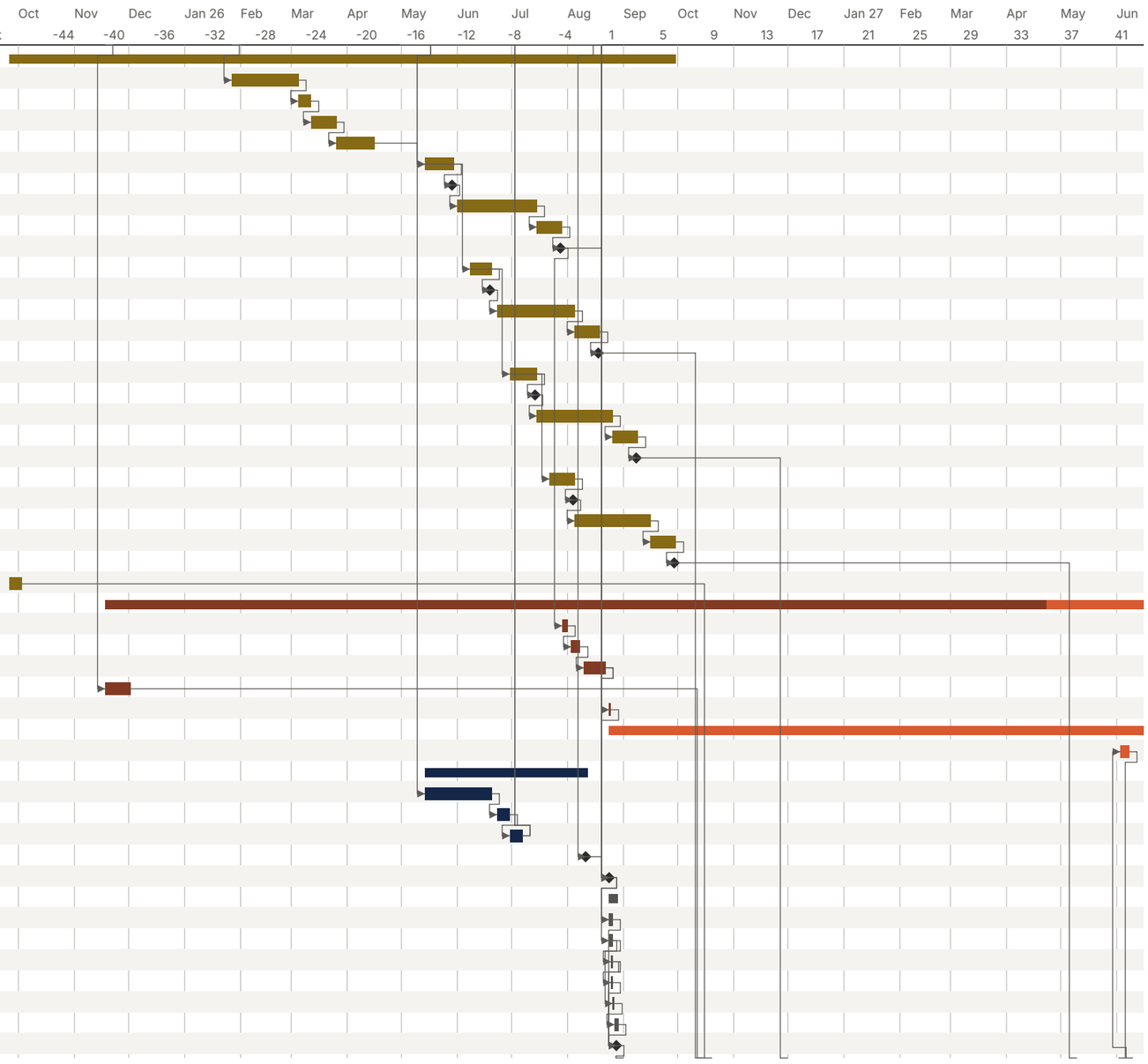
PROJECT Ings Lane
SITE Ings Lane
Thornby Moor
Anytown
BZ24 6EF
DATE 9 November 2026
STATUS Working copy: last issued as Rev A

Task	Days	Start	Finish
Land, finance and insurance	16	29 Sep 25	20 Oct 25
Site insurance and existing-structures cover in place	3	29 Sep 25	1 Oct 25
Build finance facility drawn down to first stage	15	29 Sep 25	20 Oct 25
Design team appointment	21	29 Sep 25	27 Oct 25
Client brief and site information pack assembled	5	29 Sep 25	3 Oct 25
Design team enquiries issued: architect, structural, civil	5	6 Oct 25	10 Oct 25
Fee proposals returned and compared	10	14 Oct 25	27 Oct 25
Design team appointed		27 Oct 25	
Design to submission	53	28 Oct 25	26 Jan 26
Concept design and the main design choices	15	28 Oct 25	17 Nov 25
Pre-application submitted		17 Nov 25	
Pre-application response	25	18 Nov 25	17 Dec 25
Structural system chosen		5 Jan 26	
External materials chosen		5 Jan 26	
Developed design: plans, elevations, sections	15	5 Jan 26	12 Jan 26
Outline specification and materials schedule	10	13 Jan 26	26 Jan 26
Planning pack assembled: forms, DAS, drawings	5	13 Jan 26	19 Jan 26
Scheme ready for submission		19 Jan 26	
Surveys and investigation	15	28 Oct 25	17 Nov 25
Topographical survey	5	28 Oct 25	3 Nov 25
Ground investigation and report	15	28 Oct 25	17 Nov 25
Drainage survey and CCTV	3	4 Nov 25	6 Nov 25
Tree survey and constraints plan	5	28 Oct 25	3 Nov 25
Ecology: preliminary appraisal	10	28 Oct 25	10 Nov 25
Asbestos and demolition survey	3	4 Nov 25	6 Nov 25
Planning	128	19 Jan 26	21 Jul 26
Planning application submitted		19 Jan 26	
Validation	5	20 Jan 26	26 Jan 26
Determination	65	27 Jan 26	13 May 26
Planning permission granted		13 May 26	
Pre-commencement conditions discharged	40	14 May 26	14 Jul 26
CIL self-build exemption claimed and commencement notice served	5	15 Jul 26	21 Jul 26
Building control and warranty	63	14 May 26	11 Aug 26
Building control body appointed	5	14 May 26	20 May 26
Plans check and approval	25	7 Jul 26	11 Aug 26
Structural warranty application and technical audit	20	7 Jul 26	4 Aug 26
Building control and warranty in place		11 Aug 26	
Permits and licences	111	20 Jan 26	29 Jun 26
Party wall notices served and awards agreed	60	20 Jan 26	29 Apr 26
Vehicle crossover application: s184	30	14 May 26	29 Jun 26
Water and sewer connection applications: s106 / s104	30	14 May 26	29 Jun 26
Build-over or build-near agreement	30	14 May 26	29 Jun 26
Utility supply applications: electricity, gas, telecoms	30	14 May 26	29 Jun 26
Street naming and numbering	20	14 May 26	12 Jun 26



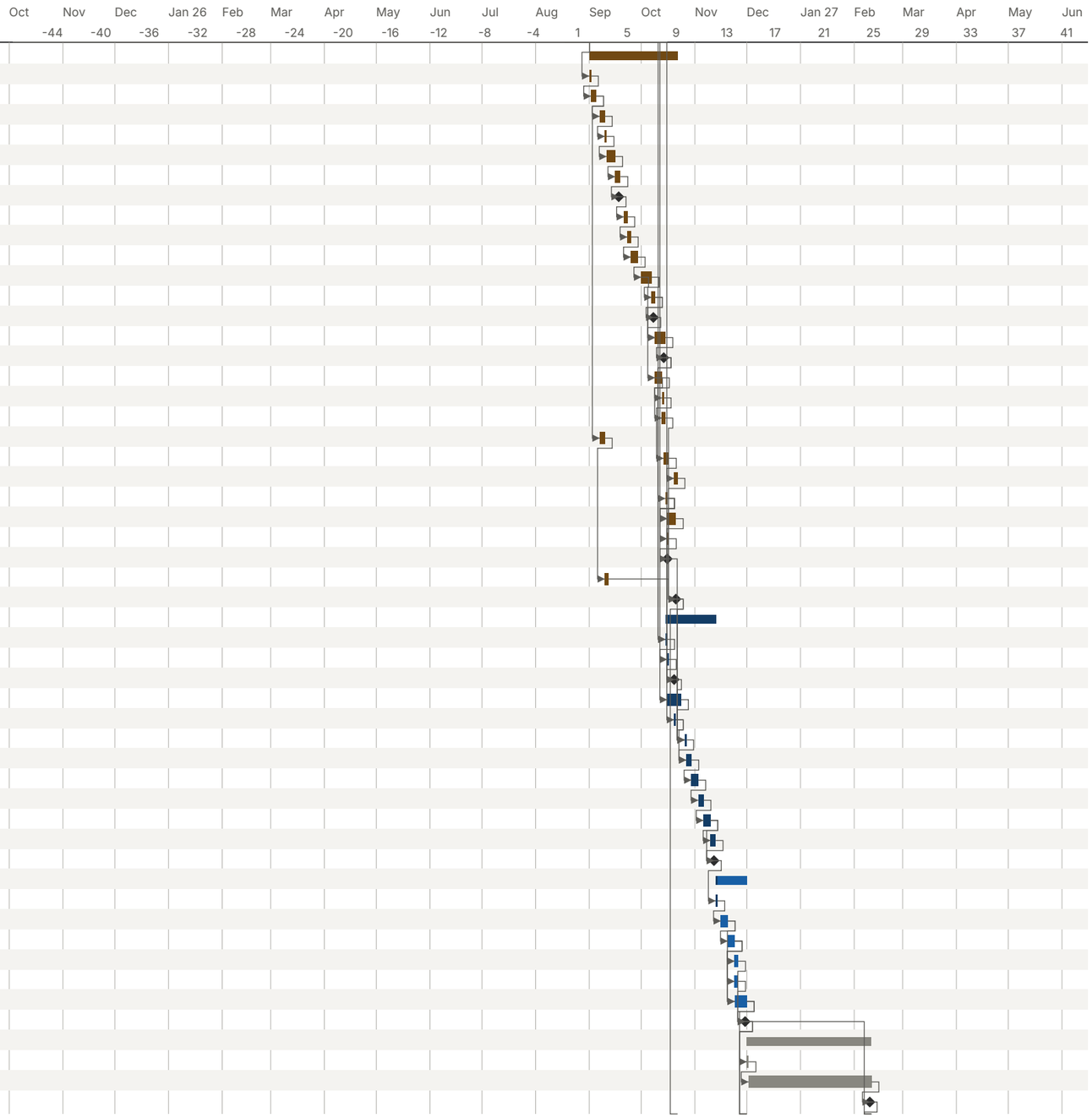
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Task	Days	Start	Finish
Procurement	246	26 Sep 25	29 Sep 26
Budget	15	27 Jan 26	4 Mar 26
Procurement route decided	5	5 Mar 26	11 Mar 26
Work packages defined and enquiry list built	10	12 Mar 26	25 Mar 26
Duration enquiry issued per package	15	26 Mar 26	15 Apr 26
Tender packs compiled: up to DPC	10	14 May 26	29 May 26
Tenders issued: up to DPC		29 May 26	
Tender return period: up to DPC	30	1 Jun 26	14 Jul 26
Tenders reviewed and levelled: up to DPC	10	15 Jul 26	28 Jul 26
Appointed: up to DPC		28 Jul 26	
Tender packs compiled: superstructure	10	8 Jun 26	19 Jun 26
Tenders issued: superstructure		19 Jun 26	
Tender return period: superstructure	30	23 Jun 26	4 Aug 26
Tenders reviewed and levelled: superstructure	10	5 Aug 26	18 Aug 26
Appointed: superstructure		18 Aug 26	
Tender packs compiled: internal fit-out	10	30 Jun 26	14 Jul 26
Tenders issued: internal fit-out		14 Jul 26	
Tender return period: internal fit-out	30	15 Jul 26	25 Aug 26
Tenders reviewed and levelled: internal fit-out	10	26 Aug 26	8 Sep 26
Appointed: internal fit-out		8 Sep 26	
Tender packs compiled: externals	10	22 Jul 26	4 Aug 26
Tenders issued: externals		4 Aug 26	
Tender return period: externals	30	5 Aug 26	15 Sep 26
Tenders reviewed and levelled: externals	10	16 Sep 26	29 Sep 26
Appointed: externals		29 Sep 26	
Crane hire booked: long lead	5	26 Sep 25	2 Oct 25
Health, safety and CDM	379	18 Nov 25	15 Jun 27
CDM roles confirmed in writing	3	29 Jul 26	31 Jul 26
Pre-construction information pack issued	5	3 Aug 26	7 Aug 26
Construction phase plan prepared	10	10 Aug 26	21 Aug 26
Crane platform design: designed temporary works	10	18 Nov 25	1 Dec 25
F10 notification to HSE	1	24 Aug 26	24 Aug 26
Weekly safety round: inspections, toolbox talk, welfare, inductions	196	24 Aug 26	15 Jun 27
Health and safety file compiled for handover	3	3 Jun 27	7 Jun 27
Technical design and construction issue	63	14 May 26	11 Aug 26
Technical design: construction details, specifications and schedules	25	14 May 26	19 Jun 26
Design team's own technical audit and coordination check	5	23 Jun 26	29 Jun 26
Drawing pack amended to include audit comments	5	30 Jun 26	6 Jul 26
Construction issue drawing pack		11 Aug 26	
Start on site		24 Aug 26	
Site start and establishment	5	24 Aug 26	28 Aug 26
Neighbours notified; access and working hours agreed	2	24 Aug 26	25 Aug 26
Perimeter hoarding, gates and site signage	2	24 Aug 26	25 Aug 26
Welfare, site accommodation and secure storage	1	25 Aug 26	25 Aug 26
Temporary services, wheel wash and waste stations	1	25 Aug 26	25 Aug 26
Pre-start meeting: groundworks package	1	26 Aug 26	26 Aug 26
Plot set-out: profiles, pegs and datum	2	27 Aug 26	28 Aug 26
Site established		28 Aug 26	



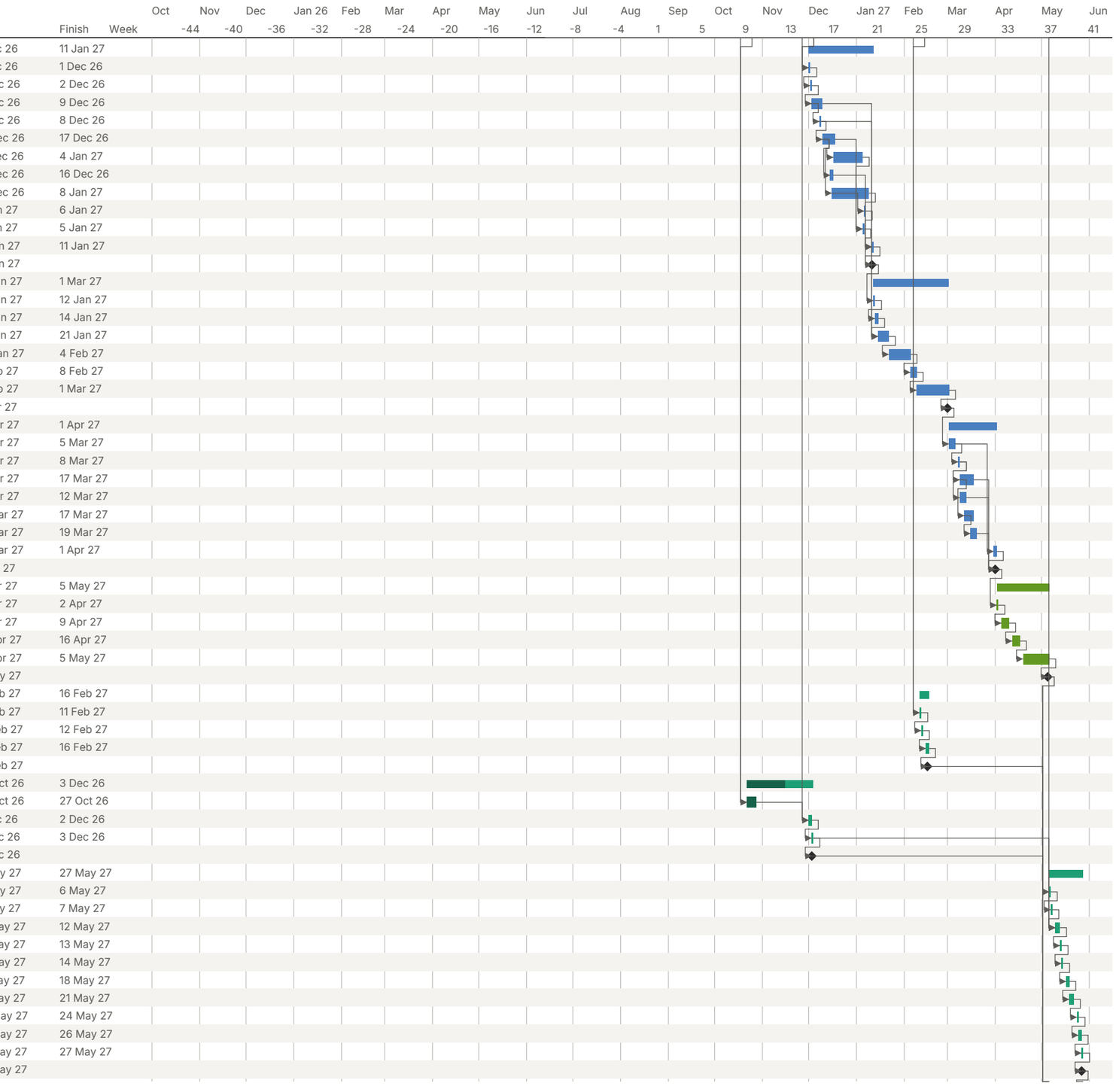
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Task	Days	Start	Finish
Groundworks to Stage 1	37	1 Sep 26	21 Oct 26
Site strip; topsoil to weathered bund	2	1 Sep 26	1 Sep 26
Cut and fill; muckaway	3	2 Sep 26	4 Sep 26
Piling mat	3	7 Sep 26	9 Sep 26
Setting out for the piling contractor	1	10 Sep 26	10 Sep 26
Piling	3	11 Sep 26	15 Sep 26
Foundation excavation to formation	3	16 Sep 26	18 Sep 26
Formation inspected: building control and warranty		18 Sep 26	
Formwork and blinding to formation	2	21 Sep 26	22 Sep 26
Cut and trim pile heads	2	23 Sep 26	24 Sep 26
Reinforcement and foundation concrete	2	25 Sep 26	28 Sep 26
Substructure masonry to DPC	4	1 Oct 26	6 Oct 26
Below-slab drainage and incoming service ducts	2	7 Oct 26	8 Oct 26
Below-ground drainage tested and witnessed		8 Oct 26	
Oversite: beam-and-block or in-situ slab	4	9 Oct 26	14 Oct 26
DPC level checked, levelled and photographed		14 Oct 26	
External drainage, full network to the connection	2	9 Oct 26	12 Oct 26
External service ducting, service or draw cable pulled in	1	13 Oct 26	13 Oct 26
Land drainage where the plot needs it	2	13 Oct 26	14 Oct 26
Garden retaining structures	3	7 Sep 26	9 Sep 26
Driveway sub-base and basecourse	3	14 Oct 26	16 Oct 26
Footpaths to Type 1 sub-base	2	20 Oct 26	21 Oct 26
Scaffold platform formed: designed temporary work	1	15 Oct 26	15 Oct 26
Crane platform constructed	2	16 Oct 26	20 Oct 26
Substructure dimensional and level survey, against the manufacturer's setting-out	1	16 Oct 26	16 Oct 26
Hold point: substructure dimensions and levels accepted by the frame manufacturer		16 Oct 26	
Garden topsoil placed; bund held back for the scaffold strip	2	10 Sep 26	11 Sep 26
Stage 1 complete		21 Oct 26	
Superstructure: DPC to wall plate	21	15 Oct 26	12 Nov 26
Pre-starts: frame erector and crane supervisor; Superstructure meeting	1	15 Oct 26	15 Oct 26
Lift plan, delivery access and offload sequence confirmed	1	16 Oct 26	16 Oct 26
Crane on site		20 Oct 26	
Scaffold erected: full height, independent	5	16 Oct 26	23 Oct 26
Sole plate: set out and bedded, DPC and fixings	1	20 Oct 26	20 Oct 26
Frame delivery and offload	1	26 Oct 26	26 Oct 26
Ground floor wall panels erected and temporarily braced	3	27 Oct 26	29 Oct 26
Intermediate floor: cassettes or joists, decked	2	30 Oct 26	2 Nov 26
First floor wall panels erected and braced	3	3 Nov 26	5 Nov 26
Frame plumbed, aligned and permanently strapped; holding-down connections completed	2	6 Nov 26	9 Nov 26
Breather membrane completed, penetrations and punctures repaired	3	10 Nov 26	12 Nov 26
Wall plate complete		12 Nov 26	
Roof and watertight	12	13 Nov 26	30 Nov 26
Pre-starts: roofer, plumber; Roof meeting	1	13 Nov 26	13 Nov 26
Roof structure: trusses or cut roof, bracing and binders	4	16 Nov 26	19 Nov 26
Felt, battens and eaves details	2	20 Nov 26	23 Nov 26
Roof covering, ridge and verges	2	24 Nov 26	25 Nov 26
Fascia, soffit and rainwater goods	2	24 Nov 26	25 Nov 26
Windows and external doors fitted	5	24 Nov 26	30 Nov 26
Watertight declared		30 Nov 26	
External face	41	1 Dec 26	10 Feb 27
Sample panel built and agreed; materials condition discharged	1	1 Dec 26	1 Dec 26
Blockwork outer leaf and render	40	2 Dec 26	10 Feb 27
Facade complete		10 Feb 27	



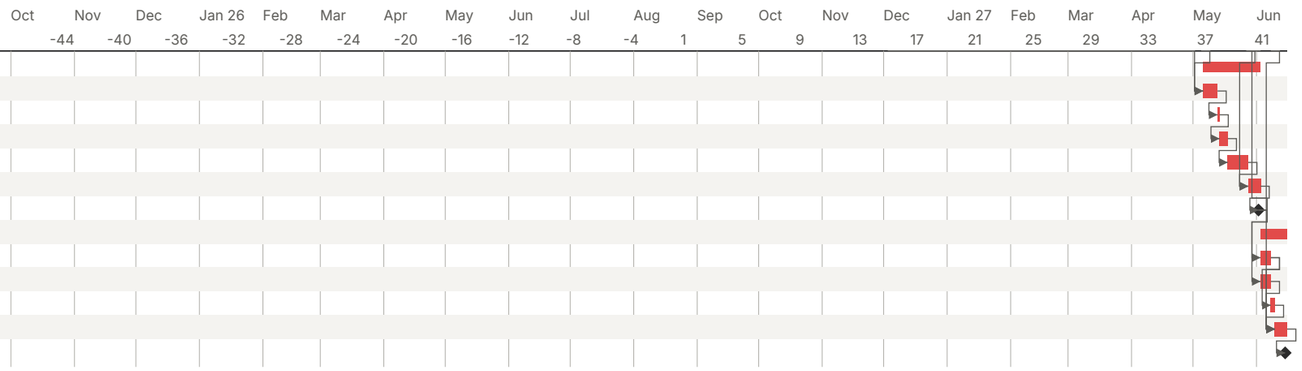
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Task	Days	Start	Finish
First fix	19	1 Dec 26	11 Jan 27
Pre-close-up meeting: airtightness line agreed	1	1 Dec 26	1 Dec 26
Staircase installed and protected	1	2 Dec 26	2 Dec 26
Studwork set out and built throughout	5	3 Dec 26	9 Dec 26
Board one side only	1	8 Dec 26	8 Dec 26
Plumbing first fix: stacks, wastes, water, heating	6	10 Dec 26	17 Dec 26
Underfloor heating pipework and manifolds	2	17 Dec 26	4 Jan 27
Ventilation and MVHR ductwork	2	15 Dec 26	16 Dec 26
Electrical first fix: cables, back boxes, containment	7	16 Dec 26	8 Jan 27
Acoustic insulation and pattresses for every hung load	1	6 Jan 27	6 Jan 27
Pressure and waste tests witnessed	1	5 Jan 27	5 Jan 27
Photographic record of every wall and floor void	1	11 Jan 27	11 Jan 27
First fix complete: ready for close-up		11 Jan 27	
Close up	35	12 Jan 27	1 Mar 27
Interim air test, before the boards go on	1	12 Jan 27	12 Jan 27
Insulation layer complete and photographed	2	13 Jan 27	14 Jan 27
Boarding: second side and ceilings, to standard	5	15 Jan 27	21 Jan 27
Plaster and skim to walls and ceilings	10	22 Jan 27	4 Feb 27
Floor screed	2	5 Feb 27	8 Feb 27
Drying out: moisture readings recorded	15	9 Feb 27	1 Mar 27
Dry: surfaces handed over		1 Mar 27	
Second fix	21	2 Mar 27	1 Apr 27
Kitchen carcasses installed	4	2 Mar 27	5 Mar 27
Mist coat	1	8 Mar 27	8 Mar 27
Mechanical and electrical second fix	7	9 Mar 27	17 Mar 27
Second fix joinery: doors, skirtings, architraves	4	9 Mar 27	12 Mar 27
Sanitaryware and bathroom fit-out	4	12 Mar 27	17 Mar 27
Wall and floor tiling	4	16 Mar 27	19 Mar 27
Kitchen return: worktops and appliances	2	31 Mar 27	1 Apr 27
Second fix complete: services working, finishes outstanding		1 Apr 27	
Finishes and third fix	23	2 Apr 27	5 May 27
Pre-completion standards meeting	1	2 Apr 27	2 Apr 27
Third fix: eye height and hand height	5	5 Apr 27	9 Apr 27
Remaining floor finishes	5	12 Apr 27	16 Apr 27
Decorator's final coats	12	19 Apr 27	5 May 27
Finishes complete		5 May 27	
Scaffold strike	4	11 Feb 27	16 Feb 27
Pre-strike walk: final check from the scaffold	1	11 Feb 27	11 Feb 27
Scaffold struck and removed	1	12 Feb 27	12 Feb 27
Making good at the reveal: pointing, render, rainwater	2	15 Feb 27	16 Feb 27
Scaffold struck		16 Feb 27	
Service connections	31	22 Oct 26	3 Dec 26
Connection site works and terminations, six utilities	4	22 Oct 26	27 Oct 26
Meters set, energisation and live testing	2	1 Dec 26	2 Dec 26
Utility reinstatement squared	1	3 Dec 26	3 Dec 26
Services live		3 Dec 26	
External works	16	6 May 27	27 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	3	10 May 27	12 May 27
Driveway edgings and wearing surface	1	13 May 27	13 May 27
Topsoil bund spread and graded	1	14 May 27	14 May 27
Final topsoil dressing to finished levels	2	17 May 27	18 May 27
Fencing and gates	3	19 May 27	21 May 27
Turf or seed down	1	24 May 27	24 May 27
External lighting: cabling and fittings	2	25 May 27	26 May 27
Paving and driveway cleaned off	1	27 May 27	27 May 27
Hard externals complete		27 May 27	



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Task	Days	Start	Finish
Snagging and commissioning	19	6 May 27	2 Jun 27
Commissioning: heating, ventilation, electrical, water	5	6 May 27	12 May 27
Air test	1	13 May 27	13 May 27
Snag lists walked and issued	2	14 May 27	17 May 27
Snags rectified and re-walked	8	18 May 27	27 May 27
Running the house before handover	3	28 May 27	2 Jun 27
Ready for handover		2 Jun 27	
Handover and completion	9	3 Jun 27	15 Jun 27
Building control completion certificate	3	3 Jun 27	7 Jun 27
Warranty final inspection and certificate	3	3 Jun 27	7 Jun 27
EPC lodged	2	8 Jun 27	9 Jun 27
Completion pack assembled	4	10 Jun 27	15 Jun 27
Practical completion		15 Jun 27	



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