Royal Buildings Master Programme

CRITERION CAPITAL

Line	Unique task ID	Name	Duration	Start	Finish	Predecessors
		Enabling/Shell and Core Package				
1	011	Planning Pre-start Conditions Discharge	12w	23/01/2025	16/04/2025	
2	012	External Finishes Planning Condition Discharge	12w	17/02/2025	14/05/2025	
3	040	Scope of works to be written	1w	02/12/2024	06/12/2024	
4	050	Compile Design information	3w	16/12/2024	17/01/2025	
5	060	Produce Prelims	2w	06/01/2025	17/01/2025	
6	070	Produce Contract Amendments	2w	16/12/2024	10/01/2025	
7	080	Issue Tender Pack	1d	20/01/2025	20/01/2025	
8	090	Tender Pricing	6w	20/01/2025	28/02/2025	
9	100	Tender Analysis and negotiation	1w	03/03/2025	07/03/2025	Tender Pricing
10	110	Negotiation and Award of Contract	1w	10/03/2025	14/03/2025	Tender Analysis and negotiation
11	120	Mobilisation	2w	17/03/2025	28/03/2025	Negotiation and Award of Contract
12	130	Enabling Construction	16w	31/03/2025	24/07/2025	Mobilisation
13	131	Scaffolding Erection	5w	03/03/2025	04/04/2025	
14	132	Roofing Works	10w	07/04/2025	19/06/2025	
15	133	Central Lightwell Infills	6w	14/04/2025	29/05/2025	
16	134	Demolitions to rear	3w	07/04/2025	29/04/2025	
17	135	Rear Lightwell Infill	6w	30/04/2025	12/06/2025	
18	136	Internal Structural Works	8w	30/04/2025	26/06/2025	
19	146	Rear Extension	8w	30/05/2025	24/07/2025	
20	137	M&E Relocations	2w	07/04/2025	22/04/2025	
21	138	Construct New Lift Shaft	6w	23/04/2025	05/06/2025	
22	139	Facade Survey	6w	14/04/2025	29/05/2025	
23	140	Window Survey	1w	22/04/2025	28/04/2025	
24	141	Cathodic Protection Survey	6w	14/04/2025	29/05/2025	
25	142	Shell & Core PC	1d	25/07/2025	25/07/2025	
		Main Works				
26	200	RIBA Stage 4 Design	14w	28/10/2024	14/02/2025	
27	210	Produce Tender Documents	4w	03/02/2025	28/02/2025	
28	220	Tender Period	8w	03/03/2025	29/04/2025	
29	230	Tender negotiation	6w	30/04/2025	12/06/2025	
30	240	Mobilisation	6w	13/06/2025	24/07/2025	
31	250	Construction Main Works	45w	28/07/2025	26/06/2026	
32	260	1st Floor Fit Out	25w	28/07/2025	02/02/2026	
33	270	2nd Floor Fit Out	25w	26/08/2025	02/03/2026	
34	280	3rd Floor Fit Out	25w	22/09/2025	31/03/2026	
35	290	4th Floor Fit Out	25w	27/10/2025	06/05/2026	
36	300	Lift Order and Installation	20w	27/10/2025	31/03/2026	
37	310	Ground Floor Fit Out	6w	26/02/2026	10/04/2026	
38	320	Window Repairs	20w	26/08/2025	26/01/2026	
39	330	Facade Repairs	15w	05/01/2026	21/04/2026	
40	340	External Snagging and Finalisation	4w	22/04/2026	20/05/2026	
41	350	Scaffolding removal	6w	15/05/2026	26/06/2026	
42	360	Internal Snagging	8w	30/04/2026	26/06/2026	
43	370	Practical Completion	1d	29/06/2026	29/06/2026	
44	380	End of Defects Liability Period	1d	29/06/2027	29/06/2027	

