

Madeira Terrace - Pre-Construction Programme Matrix

RIBA Stage 0-1 (Strategic Definition and Preparation and Briefing)		
Task	Start	Finish
Appoint Design Team	Apr-20	Jun-20
RIBA 0-1 Report	Jun-20	Sep-20
Approval to Proceed		Sep-20
RIBA Stage 2 (Concept Design)		
Design Period	Oct-20	Jan-21
RIBA 2 Report		Jan-21
Approval to Proceed		Jan-21
RIBA Stage 3 (Spatial Coordination)		
Design Period	Jan-21	Apr-21
RIBA 3 Report		Apr-21
Approval to Proceed		Apr-21
Planning (Milestones)*		
Submission		Apr-21
Approval		Jul-21
RIBA Stage 4 (Technical Design)		
Design Period	Apr-21	Jun-21
RIBA 4 Report		Jun-21
Approval to Proceed		Jul-21
Tender Process*		
Tender Production	Jun-21	Jul-21
Tender Period and Review	Jul-21	Oct-21
Contract Award		Oct-21
RIBA Stage 5 (Construction)		
Mobilisation	Oct-21	Oct-21
Start on Site	Oct-21	TBC

***Notes:**

Design periods include multiple tasks from all disciplines (inclusive of the production of cost plans).

Planning pre-application advice to be obtained to confirm required periods (major/minor application).

Programme based on a single stage traditional procurement.

Programme to be monitored and periods updated following the confirmation of any assumptions made.

Construction periods to be determined once concept design has been determined.



