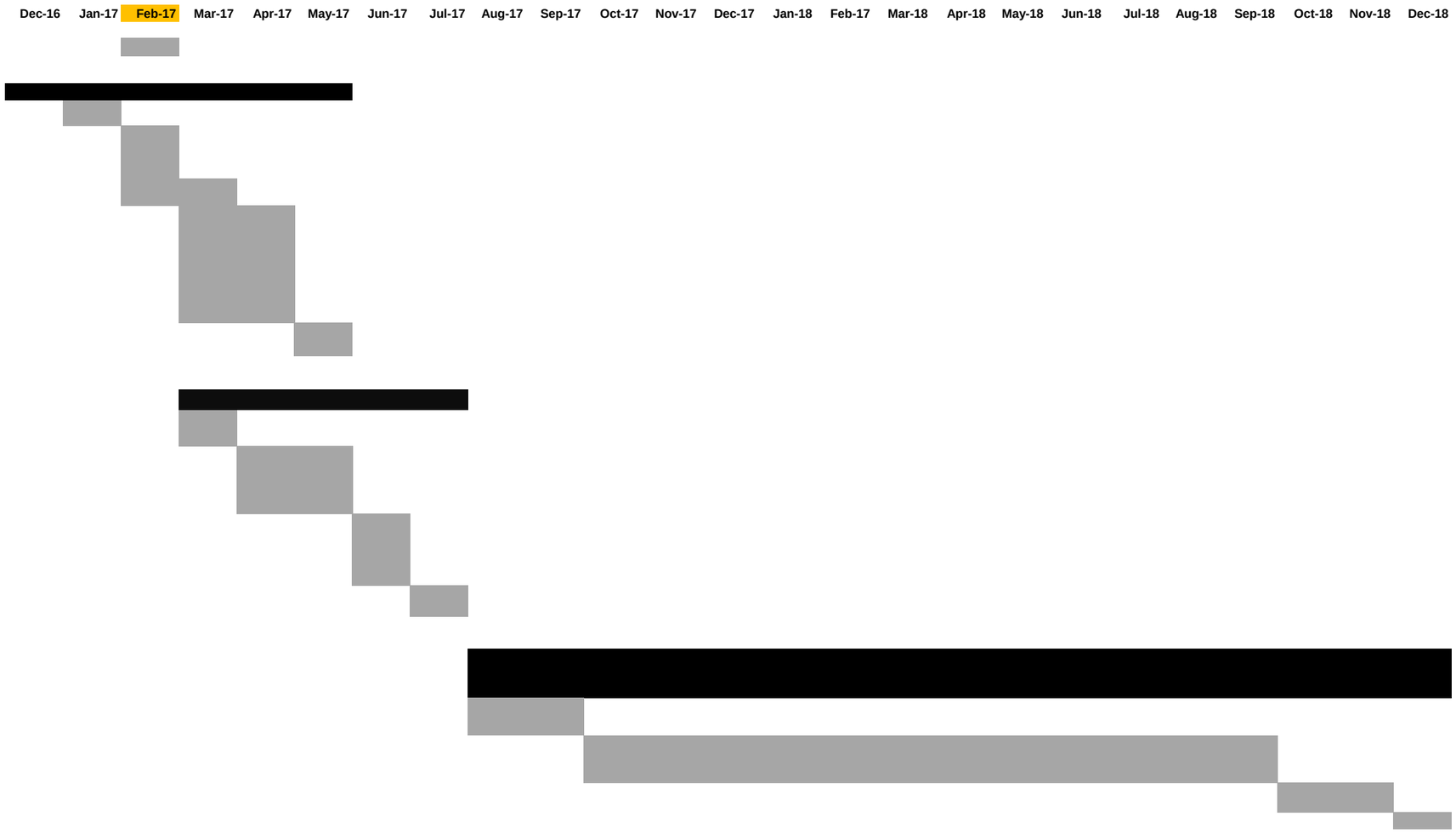
CHURCHILL HALL REDEVELOPMENT FOR AFFORDABLE RENT (RESIDENTIAL) 02.17

INDICATIVE TIMESCALE (subject to no adverse issues arising out of surveys)

	Position	
KEY STAGE 1 one already undertaken		
Planning permission granted	done	
KEY STAGE 2		
Reigate start tender process for professional team	underway	SBC
tender and appointment of professional team to develop detailed design (team to include architect, QS, structural engineer and M&E consultant)	underway	RBBC
Instruct all surveys needed to facilitate detailed design and tender	underway	RBBC
Architect to complete detailed design with relevant input from Structural and M&E consultants and QS produce cost plan and update as detailed design progress		RBBC
Discussions with SBC planners regarding conditions sign off		RBBC
Reigate to verify rentals with local agents and amend development appraisal as necessary		RBBC
Reigate to provide SBC with the ***final pre-tender cost information***		RBBC
KEY STAGE THREE		
Cabinet approval (Delegated to Leader and Group Head)	underway	SBC
Prequalify five contractors for tender		RBBC
Architects with support of QS and M&E to progress technical elements of design required for tender		RBBC
QS to prepare employers requirements ready for tender		RBBC
QS to issue tender to pre-qualified contractors		RBBC
Demolition of existing building (subject to demolition notice)		RBBC
Review tenders and refer back to SBC highlighting any cost/income variances		SBC
Spelthorne approve cost/income variances		RBBC
Appoint contractor and negotiate final terms of construction contract		SBC
KEY STAGE FOUR - the contractor may be able to shorten these timescales once appointed and build determined		
Contractor Lead in period from appointment to start on site (cannot be shortened)		RBBC
Construction period inc demolition with regular client and site meetings to ensure development is built in accordance with the agreed specification (**11 months**)		RBBC
Handover and close out		RBBC SBC
Formal opening and Occupation		SBC