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**Meeting of the**

## **ESTATES COMMITTEE**

**Will be held at the Springfield Centre,**

**Springfield Boulevard, Springfield**

**on**

**Tuesday 8 October 2024 at 6.30pm**

## **AGENDA**

### **Committee Members:**

Cllr L Adura

Cllr J Howard

Cllr B Barton

Cllr K Kavarana

Cllr V Dixon

Cllr K Kent

Cllr R Golding (Chair)

Cllr D Pafford

Cllr B Greenwood

Cllr M Petchey



## AGENDA

1. **To Receive:**  
Apologies for Absence  
Declarations of Interest  
Members of the Public Present
  
2. **Minutes of the Meeting held on 10 September 2024** *Page 5*  
Committee is invited to approve the minutes of the meeting held on 10 September 2024, previously circulated and therefore taken as read.
  
3. **Public Involvement – Deputations, Petitions and Questions**  
Members of the public may make representations in respect of the business on the agenda.
  
4. **Projects – Committee Budget 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30\*\*** *Pages 9-16*  
Committee is invited to review the submitted project proposals, and if appropriate, prioritise and recommend them to Council for inclusion in the future budget. The proposals are for:
  - Springfield Centre Solar Panels\*
  - Woolstone Allotment Toilet Renewal
  - Woolstone Allotment Footpath Resurfacing
  - Landscape Depot Upgrade

\*Project has previously been agreed by Council, submission is to cover future budget allocation only.
  
5. **Community Hub, Working Group Update and Recommendations** *Pages 17-23*  
Committee is invited to receive an update from the Working Group, including any recommendations, Committee is also invited to receive and consider the following:
  - Contractors Report no. 8
  - Progress Photos
  - Updated Project Programme
  
6. **Potential Shared Prosperity Funding – Fishermead and Oldbrook Public Realm Assets**  
Committee is invited to receive a verbal update from the Clerk on the potential use of Shared Prosperity Fund allocation to improve public realm assets located in Fishermead and Oldbrook.

- 7. Date of Next Meeting**  
Tuesday 12 November 2024 at 6.30pm

**BY ORDER OF THE COUNCIL**

Dominic Warner  
**D Warner**  
**Clerk to Council**  
**1 October 2024**

**Minutes of the meeting of the Estates Committee  
held on Tuesday 10 September 2024 at 6.30pm  
at the Springfield Centre, Springfield Boulevard, Springfield**

**This meeting was open to the public**

**Members Present**

Cllr L Adura

Cllr V Dixon

Cllr R Golding (Chair)

Cllr J Howard

Cllr K Kavarana

Cllr K Kent

Cllr D Pafford

**In Attendance**

D Warner, Clerk to Council

**30/24 Apologies for Absence**

Cllr B Barton – personal commitment

Cllr B Greenwood – personal commitment

Cllr M Petchey – personal circumstances

**31/24 Declarations of Interest**

None

**32/24 Members of the Public Present**

None

**33/24 Minutes of the Meeting held on 9 July 2024**

The minutes of the meeting, having been previously circulated were approved as a correct record and signed by the Chair.

**34/24 Public Involvement – Deputations, Petitions and Questions**

None

**35/24 Fishermead Sports Ground Working Group**

Committee received and noted the minutes of the meeting of the FSG Working Group held on 16 July.

The next meeting will be held on 15 October at 6.30pm.

## **36/24 Council Allotments**

### **i. Annual Rent Review – 2025/26**

The Committee reviewed the allotment rent levels for 2025/26. Based on the most recent Consumer Prices Index rate of 2.2% (published 14 August 2024), Committee resolved to recommend to Council that rents for 2025/26 be increased from 52.0 pence to 53.0 pence per metre (rounded down figure).

### **ii. Site Update**

The Committee received a verbal site update from the Chair (Lead Member for the allotments and landscape service) in which he summarised the outcome of the most recent inspections at the allotment sites. He went on to confirm the occupancy levels of the site as well as details of plots requiring improvement. Lastly, he confirmed the process that would be used later in the month for annual plot renewals.

Committee agreed to the Lead Member making future site update reports on a quarterly basis.

Responding to comments from Cllr Pafford, the Chair asked Cllr Pafford to email him the details of any concerns conveyed to him by plot holders, he requested that the details include the plot number so that himself or the Estates Manager could respond the plot holders directly regarding their concerns.

## **37/24 Projects – Committee Budget 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30\*\***

The Committee noted that project proposals for the next five years need to be submitted ahead of the October 2024 meeting. All project proposals must comply with the Project Policy, be detailed on a Project Request Form (**including full costings and breakdown of expenditure**).

## **38/24 Community Hub, Working Group Update and Recommendations**

Committee received an update from the Working Group, including reports from Cllrs Golding and Howard on their recent site visits. Committee also received and considered the following:

- Contractors Report no's 6 & 7
- Progress Photos
- Updated Project Programme

The Clerk confirmed that Currie & Brown's most recent financial statement (Nr 2) had previously been circulated by email to all Councillors and would be included in the September Council pack for consideration, with financial statement (Nr 3) also being included if available. The Clerk went on to confirm that the increased cost of utility connections would be reported in due course.

- 39/24 Intruder Alarm Control Panel Upgrades – Depot and Oldbrook Centre**  
Committee noted that the intruder alarm panels at the Depot and Oldbrook Centre have been upgraded in line with recent similar work at the Springfield Centre. The cost of the upgrades is £195 and £840 respectively and will deliver the same improved functionality as the Springfield Centre.
- 40/24 Community Defibrillator Replacement Programme – Report E05/24**  
Committee received and noted a report detailing the need to adopt a replacement programme for Council owned community defibrillators. Most Council owned defibrillators were purchased within a 24-month period and are approaching the end of their warranty periods. Adopting the replacement programme will ensure that all defibrillators remain within warranty, with the associated replacement budget spread across several years.
- 41/24 Springfield Centre Solar Panels – Carbon Offset Fund Grant**  
Committee noted that Milton Keynes City Council has currently paused applications to the Carbon Offset Fund. The application process will be revisited in 2025, in the meantime Officers will investigate potential alternative funding streams.
- 42/24 Kernow Crescent Play Park Annual Inspection Report**  
Committee noted that all high and medium risk tasks identified when the independent report was carried out have now been completed. In-house monitoring of the site is ongoing, with the Estates Officer carrying out regular inspections throughout the year.
- Confidential Item**  
**In view of the terms of Schedule 12A Local Government Act 1972, the following item\* will be likely to disclose exempt information relating to establishment and contractual matters and Council is therefore invited to resolve that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 Section 1(2) the public and press be excluded.**  
**\*Item 12.**
- 43/24 Springfield Centre Disabled Parking Bay Provision**  
Committee received and considered quotations for the provision of disabled parking bays at the Springfield Centre. Noting that the associated planning permission would expire in June 2025, and with all the quotations being more than the allocated budget, Committee resolved to recommend to Council that the project is not pursued based on it being unfeasible. The project to potentially be revisited at a later date.
- 44/24 Date of Next Meeting**  
Tuesday 8 October 2024 at 6.30pm





# BUDGET REQUEST FORM

## COMMITTEE PROJECTS FOR 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30

Committees must: (1) Complete one form per project

(2) Prioritise their projects in order of importance

Committee Name: Estates

Project Title: Solar panels at Springfield centre

Does this project deliver on the budget spending priorities as identified by residents in the Budget/Precept Level Consultation? Yes No (tick one)

Project Year: (tick all applicable)

**2025/26**                      2026/27                      2027/28                      2028/29                      2029/30

Project Location: (tick all applicable)

Fishermead                      Oldbrook                      **Springfield**                      Willen                      Woolstone

Start Date:                      tbc                      Duration of Project: 1 week

Give a brief description of project proposal for the next 5 years, commencing 2025/26 and the benefit to CPCC. Attach further information sheets if required.

We are requesting some budget to install solar panels and battery storage to the Springfield centre. We are hoping to get 50% of the total cost (or more) from the MKCC carbon offset fund or other sources. The cost saving could be up to 80% of our electricity bill for the centre (we currently budget for £2k pa). the project is also in line with the councils climate emergency aims, and has previously been approved in principle by council, however the COF closed before the application was made. We hope when the fund re-opens we are ready to apply, and install quickly this time.

The application requires three quotes for the same spec system, which are available on request, and will be updated when the COF re-opens.

Please list a breakdown of expenditure for the project for which you are applying, this may include contractor costs, materials costs, venue hire, advertising/publicity, etc

For multi-year projects, please break down costs per year.

CPCC Staff time – will your project involve staff time YES / NO

**If YES, how many hours 10-15hrs of Estates managers time**

<b>Item</b>	<b>Detail</b>	<b>Cost £</b>	<b>Quotes Enclosed Yes / No</b>
	<b>Solar and battery array inc. installation</b>	<b>£13k</b>	<b>available on request</b>

**Total Cost of Project: £ £13k**

**CPCC Funding Required: £6.5k**

**External Funding if Required: £6.5k**

**Completed forms to be submitted to the RFO as soon as possible but no later than Friday 25 October 2024.**

**Project approved/not approved by Committee for Council consideration**

**Date:..... Minute No: .....**

\*\* Project Proposals are not required if there is an existing budget cost code – all cost codes will be reviewed as part of the annual Council budget process.

**For Committee use only, all approved proposals require prioritisation**

**Priority ..... of ..... (eg Priority 1 of 4)**

# BUDGET REQUEST FORM

## COMMITTEE PROJECTS FOR 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30

Committees must: (1) Complete one form per project

(2) Prioritise their projects in order of importance

Committee Name: Estates

Project Title: Woolstone Toilet

Does this project deliver on the budget spending priorities as identified by residents in the Budget/Precept Level Consultation? Yes No (tick one)

Project Year: (tick all applicable)

**2025/26**                      2026/27                      2027/28                      2028/29                      2029/30

Project Location: (tick all applicable)

Fishermead              Oldbrook              Springfield              Willen              **Woolstone**

Start Date:      May 2025

Duration of Project: 1 day

Give a brief description of project proposal for the next 5 years, commencing 2025/26 and the benefit to CPCC. Attach further information sheets if required.

The Toilet at Woolstone allotment needs replacing, with a design more suitable for its situation. We are suggesting a Portaloo of a similar design to that at Willen allotment site, which has lasted better, and is cheaper to service (at present rates this would save us roughly £60 a month for the time it is unlocked). This is a one off cost to purchase and site the replacement, and dispose of the current installation.

Please list a breakdown of expenditure for the project for which you are applying, this may include contractor costs, materials costs, venue hire, advertising/publicity, etc

For multi-year projects, please break down costs per year.

**CPCC Staff time – will your project involve staff time **YES** / NO**

**If YES, how many hours 2-3hrs of Estates managers time**

<b>Item</b>	<b>Detail</b>	<b>Cost £</b>	<b>Quotes Enclosed Yes / No</b>
<b>Portaloo</b>		<b>£1500est</b>	<b>No</b>

**Total Cost of Project: £ 1500**

**CPCC Funding Required: £1500**

**External Funding if Required: £ n/a**

**Completed forms to be submitted to the RFO as soon as possible but no later than Friday 25 October 2024.**

**Project approved/not approved by Committee for Council consideration**

**Date:..... Minute No: .....**

\*\* Project Proposals are not required if there is an existing budget cost code – all cost codes will be reviewed as part of the annual Council budget process.

**For Committee use only, all approved proposals require prioritisation**

**Priority ..... of ..... (eg Priority 1 of 4)**

# BUDGET REQUEST FORM

## COMMITTEE PROJECTS FOR 2025/26, 2026/27, 2027/28, 2028/29 & 2029/30

Committees must: (1) Complete one form per project

(2) Prioritise their projects in order of importance

Committee Name: Estates

Project Title: Woolstone allotments footpath replacement

Does this project deliver on the budget spending priorities as identified by residents in the Budget/Precept Level Consultation? Yes No (tick one)

Project Year: (tick all applicable)

2025/26                      **2026/27**                      2027/28                      2028/29                      2029/30

Project Location: (tick all applicable)

Fishermead              Oldbrook              Springfield              Willen              **Woolstone**

Start Date: Winter 2026

Duration of Project: 2 weeks

Give a brief description of project proposal for the next 5 years, commencing 2025/26 and the benefit to CPCC. Attach further information sheets if required.

The Woolstone allotment sites footpath surface is degrading, and is beginning to get slippery in winter, so will need resurfacing. It is about 150 m2 in total, I have estimated £100 a square meter as a ball park figure, nearer the time we will look for three quotes to present to the Estates committee.

This site is very popular with the whole parish and we should be aiming to keep it in the best condition we can, if done well this footpath should last another fifteen plus years.

Please list a breakdown of expenditure for the project for which you are applying, this may include contractor costs, materials costs, venue hire, advertising/publicity, etc

For multi-year projects, please break down costs per year.

CPCC Staff time – will your project involve staff time YES / NO

If YES, how many hours 10-15 hrs of Estate managers time

Item	Detail	Cost £	Quotes Enclosed Yes / No
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Resurface footpath at Woolstone allotments	£15k estimate n/a
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**Total Cost of Project: est. £15k**

**CPCC Funding Required: full amt.**

**External Funding if Required: £**

**Completed forms to be submitted to the RFO as soon as possible but no later than Friday 25 October 2024.**

**Project approved/not approved by Committee for Council consideration**

**Date:..... Minute No: .....**

\*\* Project Proposals are not required if there is an existing budget cost code – all cost codes will be reviewed as part of the annual Council budget process.

**For Committee use only, all approved proposals require prioritisation**  
**Priority ..... of ..... (eg Priority 1 of 4)**



Item	Detail	Cost £	Quotes Enclosed Yes / No
	Remove and fill in all remaining door and window gaps in structure with solid brick work to match exterior of building, fit out reporting room.	£10k est.	No

**Total Cost of Project: £10k**

**CPCC Funding Required: £10k**

**External Funding if Required: £0**

**Completed forms to be submitted to the RFO as soon as possible but no later than Friday 25 October 2024.**

**Project approved/not approved by Committee for Council consideration**

**Date:..... Minute No: .....**

\*\* Project Proposals are not required if there is an existing budget cost code – all cost codes will be reviewed as part of the annual Council budget process.

<p><b>For Committee use only, all approved proposals require prioritisation</b></p> <p><b>Priority ..... of ..... (eg Priority 1 of 4)</b></p>
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## CONTRACTOR'S REPORT

Site: Campbell Park Community Hub

Date: 03/10/2024

Contract No: 2464

Report No: 8

by: C Spencer

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### 1 Progress for works up to and including the 03/10/2024

Brief outline below: -

- **Construction period –**
- Roof structure to low level roof 100%.
- Stair tower roof structure 100%.
- Tiling to high- and low-level rear roofs 100%.
- Scaffold has been adapted for render.
- Patio rebuild masonry 90% complete.
- Block and beam installed to patio rebuild.

#### Works due to commence in next reporting period

- Roof structure to commence – front elevation.
- Solar panel installation due to complete early next week.
- Window installation due to commence next week.
- Render currently scheduled to commence 14/10/24
- Insulation and screed due to commence 10/10/24
- Intumescent paint to steel.

### 2 Summary

*Reporting against the draft construction programme*

Works are currently 3 – 4 weeks behind programme due to further delays owing to the recent weather conditions. Key areas affected include elements such as the deep drainage (unsafe ground conditions) and high-level stair tower roof (bonded system).

### 3 Contract completion date and Forecast Completion date

Original completion date – January 2025 as per programme

Forecast Completion date – **February 2025 – Currently under review.**

### 4 Weather

We have lost the following: -

- 3 days lost in period due to inclement weather, however due to volume of rain ground conditions are as such that further impact upon the deep drainage is ongoing. This situation was made worse by Anglia Water pumping water through the site on the 01/10/24.

**Total to date = 12 days (report compiled to 01/10/24)**

### 5 Architects Instructions and RFI's Logged

AI's. 25 no issued to date

### 6 Subcontractors Appointed to Date

<i>Groundworks</i>	<i>MBH Construction</i>
<i>Steel Frame</i>	<i>CovCon</i>
<i>Masonry</i>	<i>JDW Brickwork</i>
<i>Block &amp; beam</i>	<i>Floorspan</i>
<i>PC floor &amp; stairs</i>	<i>F P McCann</i>
<i>Lift</i>	<i>Gartec</i>
<i>Scaffolding</i>	<i>Apex</i>
<i>Mechanical</i>	<i>Ambivent</i>
<i>Basement Roller Shutter</i>	<i>HAG</i>
<i>Electrical</i>	<i>P&amp;W</i>
<i>Roller shutter</i>	<i>Roller Shutters UK</i>
<i>Roof Coverings</i>	<i>JAK Roofing</i>
<i>Carpentry</i>	<i>Old Station Joinery</i>
<i>External Windows &amp; Doors</i>	<i>Glass Northampton</i>
<i>Basement Shutter</i>	<i>HAG</i>
<i>Roofline Aluminium</i>	<i>Roweaver</i>
<i>Render</i>	<i>Rendserve</i>
<i>Screed</i>	<i>ALF</i>

## **7 Building Control**

Building control have visited site and inspected foundation dig and concrete pour. Drainage, block & beam and DPC have been inspected  
Next visit – roof structure.

## **8 Quality control**

No issues encountered in reporting period

## **9 Information Required**

## **10 Health & Safety**

Site inspection by SSUK undertaken – report attached

## **11 Progress Photos**

As attached at end of report.

## **12 Services**

- Electrical services – Date pencilled in by National Grid for November.
- Water services – Temporary supply installed. This can be converted to permanent later in the project.
- Revised costs awaited to extend route to avoid any wayleaves/easements.
- BT Openreach – Scheme registered, and drawing issued. The drawing needs amending, and this has been requested. They will duct up to the site boundary and we will install on site ducting to final position.

Lower rear roof tiling underway.



Flat roof insulation installation.





Solar Installed to high level roof.



ID	Task Name	Start	Finish	% Complete	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	2025
					Jan	Feb	Mar	Apr	May
1	Tender Submission	Fri 08/12/23	Fri 08/12/23	100%					
2	Tender Award	Mon 11/17/23	Mon 11/17/23	100%					
3	Contract Start Date	Mon 05/07/24	Mon 05/07/24	100%					
4	Contract Start Date	Mon 26/02/24	Mon 26/02/24	100%					
5	Pre-Construction	Tue 06/02/24	Mon 11/03/24	100%					
6	Completion of design	Tue 06/02/24	Mon 04/03/24	100%					
7	Order placement for long lead time items	Tue 06/02/24	Mon 11/03/24	100%					
8	Order placement for long lead time items	Tue 06/02/24	Mon 11/03/24	100%					
9	Order placement for long lead time items	Tue 06/02/24	Mon 11/03/24	100%					
10	Order placement for long lead time items	Tue 06/02/24	Mon 11/03/24	100%					
11	Detailed inspections & surveys	Tue 06/02/24	Mon 04/03/24	100%					
12	Pre-commencement deputation surveys	Tue 06/02/24	Mon 11/03/24	100%					
13	Production of CHAS Plan	Tue 06/02/24	Mon 11/03/24	100%					
14	Submission of pre-commencement documentation	Tue 06/02/24	Mon 11/03/24	100%					
15	Enabling Works	Mon 26/02/24	Fri 15/03/24	100%					
16	Fence off works area	Tue 27/02/24	Wed 28/02/24	100%					
17	Final site clearance	Thu 29/02/24	Wed 06/03/24	100%					
18	Construct base for temporary plant	Thu 07/03/24	Wed 13/03/24	100%					
19	Site strip and form working platforms	Tue 27/02/24	Mon 11/03/24	100%					
20	Construction	Thu 29/02/24	Fri 15/03/24	7%					
21	Site set up	Thu 29/02/24	Wed 13/03/24	100%					
22	Create site compound	Thu 29/02/24	Wed 06/03/24	100%					
23	Install temporary supplies	Mon 04/03/24	Tue 12/03/24	100%					
24	Install welfare	Mon 11/03/24	Wed 13/03/24	100%					
25	Construction Period	Tue 12/03/24	Fri 17/03/24	31%					
26	Sub base to all areas	Tue 12/03/24	Thu 21/03/24	100%					
27	Excavate foundations	Thu 21/03/24	Thu 28/03/24	100%					
28	Concrete foundations in holding down bolts	Thu 21/03/24	Wed 03/04/24	100%					
29	Erect steel frame	Mon 08/04/24	Mon 15/04/24	100%					
30	Install drainage & ducting to building footprint	Thu 04/04/24	Thu 18/04/24	100%					
31	Masonry to DPC internal & sub DPC external	Fri 16/04/24	Thu 25/04/24	100%					
32	Prepare sub base area	Fri 26/04/24	Mon 29/04/24	100%					
33	Install block & beam floor	Tue 30/04/24	Fri 03/05/24	100%					
34	Masonry 1st lift in full height of walls to lower roof areas	Fri 17/05/24	Fri 31/05/24	100%					
35	Masonry to 1st floor level	Wed 20/05/24	Tue 04/06/24	100%					
36	1st floor install 1st floor stairs	Wed 05/06/24	Thu 06/06/24	100%					
37	Erect scaffolding	Fri 13/05/24	Thu 06/06/24	100%					
38	Masonry 2nd lift	Wed 05/06/24	Tue 26/06/24	100%					
39	Erect scaffolding	Wed 20/06/24	Mon 24/06/24	100%					
40	Masonry to lower wall plate and stairs tower to completion	Wed 20/06/24	Tue 02/07/24	100%					
41	Erect scaffolding	Wed 20/06/24	Tue 02/07/24	100%					
42	Masonry to upper wall plate and gables to completion	Wed 20/06/24	Tue 02/07/24	100%					
43	Install single ply roofing to lower & stairs	Wed 20/06/24	Tue 23/07/24	100%					
44	Render to stairs tower	Mon 29/07/24	Thu 02/08/24	0%					
45	Complete all internal masonry	Wed 24/07/24	Tue 30/07/24	100%					
46	Adjust scaffold to upper area	Wed 03/07/24	Tue 23/07/24	100%					
47	Adjust scaffold for roofing works	Wed 31/07/24	Thu 02/08/24	100%					
48	Construct upper level roof carcass inc rafters	Mon 05/08/24	Fri 16/08/24	100%					
49	Roof upper level roof and install PV panels	Mon 19/08/24	Mon 02/09/24	95%					
50	Construct lower level roof carcass inc dormers	Tue 03/09/24	Mon 23/09/24	66%					
51	Roof lower level roof	Tue 10/09/24	Mon 30/09/24	5%					
52	Install all windows (leave entrance doors out)	Tue 03/09/24	Wed 23/10/24	0%					
53	Install above ground drainage	Mon 19/08/24	Thu 21/10/24	0%					
54	1st floor insulation & screed ground floor	Tue 27/08/24	Mon 08/09/24	0%					
55	1st floor insulation & screed ground floor	Tue 03/09/24	Mon 16/09/24	0%					
56	Electrical 1st fix	Tue 17/09/24	Mon 21/10/24	0%					
57	Mechanical 1st fix	Tue 17/09/24	Mon 21/10/24	0%					
58	Plasterboard, plastering & drying	Tue 17/09/24	Mon 07/10/24	0%					
59	Mit coat decorations	Tue 15/10/24	Wed 11/12/24	0%					
60	Carpentry 2nd fix	Tue 15/10/24	Mon 21/10/24	0%					
61	Electrical 2nd fix	Tue 15/10/24	Mon 18/11/24	0%					
62	Mechanical 2nd fix	Tue 15/10/24	Mon 18/11/24	0%					
63	Internal handrails	Tue 29/10/24	Mon 04/11/24	0%					
64	Lift installation	Tue 12/11/24	Thu 14/11/24	0%					
65	Decorations	Tue 29/10/24	Mon 02/12/24	0%					
66	Sliding wall install	Tue 19/11/24	Thu 21/11/24	0%					
67	Floor coverings to wet areas	Tue 22/10/24	Mon 09/12/24	0%					
68	Sanitaryware	Tue 05/11/24	Thu 07/11/24	0%					
69	Kitchen installation	Tue 05/11/24	Mon 15/11/24	0%					
70	Wall tiling	Fri 08/11/24	Thu 17/11/24	0%					
71	Floor coverings	Tue 03/12/24	Wed 18/12/24	0%					
72	Test & commission	Thu 19/12/24	Tue 14/01/25	0%					
73	Defects inspection & rectification	Thu 08/01/25	Fri 17/01/25	0%					
74	Client demonstrations	Thu 14/01/25	Fri 17/01/25	0%					
75	External works	Wed 10/07/24	Thu 09/01/25	9%					
76	Mains services onto site to final positions	Tue 01/10/24	Mon 28/10/24	0%					
77	Extend All drainage from building & external works to final connections inc soakways, section 50 & section 51	Tue 08/10/24	Thu 04/11/24	0%					
78	Construct retaining walls	Wed 10/07/24	Tue 13/08/24	55%					
79	Works to existing basement	Wed 10/07/24	Wed 02/10/24	10%					
80	Strip perimeter to final levels and install final sub-base	Tue 29/10/24	Mon 11/11/24	0%					
81	Construct all external hard landscaping	Tue 05/11/24	Mon 09/12/24	0%					
82	Perimeter fencing & gates	Tue 05/11/24	Mon 09/12/24	0%					
83	Install all external soft landscaping	Mon 09/12/24	Thu 09/01/25	0%					
84	Install all external street furniture, handrails etc	Mon 09/12/24	Thu 09/01/25	0%					
85	Remove set/step	Wed 08/01/25	Mon 13/01/25	0%					
86	Clear site & handover	Tue 14/01/25	Fri 17/01/25	0%					