

Standard project/business case phasing	PID	Strategic Outline Case (SOC) [Project Initiation Document -PID- for smaller schemes]	Pre OBC procurement option review (NHSPS/CHP only)	Outline Business Case (OBC)	Full Business Case (FBC)	Construction Phase	Post Project Evaluation (PPE)		
Combined Outline and Full business cases	May have been produced	May have been produced		Content of a combined OBC/FBC must be agreed with approving body prior to commencement					
Submitting cost data via NHSEI Estates for BCIS benchmarking purposes (see mandatory guidance)					Cost data to be submitted in NHSEI template format with FBC when seeking approval	Submit Data	Cost data to be submitted in NHSEI template format at 'Final Account'		
Project DH 'Health-Gateway' review (Ceased 2015 and under review 2019. Possibly now covered by GSL (below))	Gateway 0 (Strategic Assessment)	Gateway 1 (Business Justification)	Gateway 2 (Procurement Strategy)	Gateway 3 (Investment Decision)	Gateway 4 (Readiness for Service)	Construction Phase	Gateway 5 (Benefits Evaluation)		
Building Information Modelling (BIM) (As 2013/14 BIM Level 2 became mandatory for NHS projects)	DATA EXCHANGE 1 Requirement & Constrain Model		DATA EXCHANGE 2 Outline Solution Model		DATA EXCHANGE 3 Construction Information Model	DATA EXCHANGE 4 Operation and Maintenance Information Model	DATA EXCHANGE 5 Post Occupation Validation Information Model and on-going O&M		
Government Soft Landings (GSL) Covering: Environmental Performance, Financial Performance and Functionality & Effectiveness.	GSL . 0 Strategy Business needs and performance targets	GSL 1.0 Brief Set objectives and operational requirements	GSL 2.0 Concept Test and model design and operational strategy. Deliverable include a checkable copy of the final brief	GSL 3.0 Definition Check and confirm plan and assumptions. Update CapEx and WLC estimate Undertake design option appraisal Define performance objectives (+ BIM Data Drop 2)	GSL 4.0 Design Refine design and construction approach and measure the impacts against performance objectives/ Include BIM Data Drop 3	GSL 5.0 Build and Construction Review operational aspects and plan commissioning	GSL 6.0 Handover Verify commissioning and prepare for start-up	GSL 7.0 Operational POE Yr1 GSL 8.0 Optimism POE Yr2 GSL 9.0 Lessons Learned POE Yr 3	
Design and Construction derogations : Mandatory recording and reporting using NHSE&I approved guidance and templates) NHSEI launch expected September 2020					A complete, costed and Board approved schedule provided for OBC review and approval	A complete, costed and Board approved schedule provided for FBC review and approval	A review and report that agreed standards have been delivered and are operating as expected	A review and report that agreed standards have been delivered and are operating as expected with any retrospective work that may be required	
Sustainable Development Unit 2020/21	INTENT Set out intentions to build/refurbish to net zero carbon standards for the life of the building and state which model/standards are intended to be used		PLANING Solidify plans and set out details of scope and design approach to achieve net zero carbon through design, build, operation and end of life. Confirm model/standards will be used and determine M&V process		FULLY COSTED PROPOSALS Detail fully costed proposals for achieving net zero carbon in design, build, operate, maintain and end of life. Detail any proposals for offsetting any emissions which could not be designed out and detail the reasons why they could not be designed out. Detail full lifecycle M&V process and guarantees for lifetime performance				
Carbon Impacts (Net Zero Carbon)	Estimate residual carbon for offsetting		Define residual carbon for offsetting		Confirm residual carbon for offsetting				
BRE Environmental Assessment Model (BREEAM)		BREEAM Pre Assessment	PREPARATION Appraisal, Design Brief	Design Stage Assessment DESIGN Concept, Design development, Technical design	PRE-CONSTRUCTION Production Info, Tender docs. Tender action	Design Stage Assessment <i>Interim BREEAM Certificate provided in FBC</i>	CONSTRUCTION Modifications and Practical Completion stage	IN USE EVALUATION Post completion, Initial occupation, Evaluation Issue Final BREEAM Certificate	
Security Assurance by BRE (SABRE)		SABRE Pre Assessment	Evidence collection, technical support, and design stage assessment by SABRE registered assessor	Design Stage Assessment		Design Stage Assessment <i>Issue Interim SABRE Certificate</i>	CONSTRUCTION Modifications and Practical Completion stage	IN USE EVALUATION Post completion, Initial occupation, Evaluation Issue Final SABRE Certificate	
Design (Quality Indicator) assessments (DQI) New DQI for Health v.2 launched September 2020)	Stage 0 Client Orientation	Stage 1 Briefing	Stage 2 Concept Design		Stage 3 Mid Design	Construction Phase	Stage 4 Ready for Occupation	Stage 5 In use	Post Occupancy Evaluation (major projects)
Royal Institute of British Architects (RIBA) Stages	RIBA Stage	0 Strategic Definition	1 Preparation & Brief	2 Concept	3 Definition	4 Technical Design	5 Construction	6 Handover	7 In use
	Additional notes		Check drawing requirement with approving body	1:200 drawings for preferred option. Possibly greater detail for novel, contentious, derogated designs					
DH Procure 22 (key stages)	P22 Stage	P22 Stage 1		P22 Stage 2		P22 Stage 3	P22 Stage 4	P22 Stage 5	
Optimum timing	Trust registers scheme	●-----●		●-----●		●-----●	●-----●		
	PSCP selection process	●-----●		●-----●		●-----●	●-----●		
	PSCP selected	●-----●		●-----●		●-----●	●-----●		
	Contract entered into	●-----●		●-----●		●-----●	●-----●		
	Design Development	●-----●		●-----●		●-----●	●-----●		
	Reach GMP	●-----●		●-----●		●-----●	●-----●		
Valuation Office Agency services (Primary Care developments)	Appoint	●-----●		●-----●		●-----●	●-----●		
	Valuation (estimate)	●-----●		●-----●		●-----●	●-----●		
	NHS quality /compliance inspection	●-----●		●-----●		●-----●	●-----●		
	Valuation (confirmation)	●-----●		●-----●		●-----●	●-----●		
	Practical completion report	●-----●		●-----●		●-----●	●-----●		
Local Authority Building Control	Appoint	●-----●		●-----●		●-----●	●-----●		
	Bld Reg. design review	●-----●		●-----●		●-----●	●-----●		
	Planning application	●-----●		●-----●		●-----●	●-----●		
	Bld reg quality /compliance inspections	●-----●		●-----●		●-----●	●-----●		
	Practical completion inspection	●-----●		●-----●		●-----●	●-----●		
	Practical completion report	●-----●		●-----●		●-----●	●-----●		