

This 'At a Glance' guide is provided to assist those organisations and staff new to NHS business case process for construction and refurbishment projects. It is recommended that the exact requirements and timings of their business case are confirmed with key stakeholders including the approving body before progressing individual project proposals.

Standard project business case phasing	Strategic Outline Case (SOC) [Project Initiation Document - PID- for smaller schemes]	Pre OBC procurement option review and recommendation	Outline Business Case (OBC)			Full Business Case (FBC)	Construction Phase	Post Project Evaluation (PPE)
Private Finance Initiative (PFI /PF2) business case phasing	Strategic Outline Case (SOC)		Outline Business Case (OBC)		1. OJEU 2. Shortlist Bidders 3. Issue ITPD 4. Draft Appointment Business Case (dABC) approval 5. Issue ITFSB 6. Final Tenders 7. Recommend Preferred Bidder 8. Appointment Business Case (ABC) approval 9. HM Treasury approval 10. Confirmatory Business Case (CBC) approval. 11. Financial/Contract close	Construction Phase	Post Project Evaluation (PPE)	
NHS Local Improvement Finance Trust (LIFT) business case phasing	Strategic Outline Case (SOC)		OBC procurement decision	LIFT Stage 1 business case		LIFT Stage 2 business case <i>Financial Close</i>	Construction Phase	Post Project Evaluation (PPE)
Department of Health (DH) 'Health Gateway Reviews' (DH Health Gateway update July 2013)	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) (BIM Task Group update July 2013)	DATA DROP 1 Requirement & Constrain Model		DATA DROP 2 Outline Solution Model		DATA DROP 3 Construction Information Model	DATA DROP 4 Operation and Maintenance Information Model	DATA DROP 5 Post Occupation Validation Information Model and on-going O&M	
BRE Environmental Assessment Model (BREAM)	Pre Assessment		Design Stage Assessment		Issue Interim Certificate	Construction & Post Construction Assessment	Evaluation Issue Final Certificate	
Design (Quality Indicator) assessments (DQI) (Construction Industry Council update July 2013)	Stage 1 Briefing		Stage 2 Mid Design		Stage 3 Detailed Design	Construction Phase	Stage 4 Ready for Occupation	Stage 5 In use
External Design Review Panel (DRP) via CABE / Design Council	Dependant on nature of scheme		Dependant on nature of scheme and Local Authority planning requirements		Dependant on nature of scheme and Local Authority planning requirements	Construction Phase	Post Project Evaluation (PPE)	
RIBA 2007 ▶ Royal Institute of British Architects (RIBA) Stages	Stage A Project Appraisal	Stage B Design Brief	Stage C Design Concept	Stage D Developed Design (1:200)	Stage D/E Design and cost estimates	Stage E: Technical Design Stage F: Production Stage G: Tender documentation Stage H: Tender Action	Stage J: Mobilisation Stage K: Construction to practical completion.	Stage L Post Practical Completion
RIBA 2013 ▶	0 Strategic Definition	1 Preparation & Brief	2 Concept	3 Definition	4 Technical Design	5 Construction	6 Handover	7 In use
Procure 21 plus (P21+) Key Stages Optimum time period ⇄ Trust registers scheme PSCP selection process PSCP selected Contract entered into Design Development Construction	P21+ Stage 1		P21+ Stage 2		P21+ Stage 3	P21+ Stage 4	Construction Phase	Post Project Evaluation (PPE)
Other key activity. Optimum time period ⇄ Developing Operational Policies to support the design and budget options Approved clinical service strategy Approved Estates Strategy Approved Travel Plan Approved Sustainable Dev. Policy/Plan Commissioner support Local Authority Planning Approval (Full)	SOC		OBC		FBC	Construction Phase	Post Project Evaluation	
Allow 13 weeks post written approval for challenge / judicial review								