



The Clock™

Notice & Acknowledgement Tracking

Every notice has a deadline. Miss it and the entitlement is gone — regardless of the merits. The Clock tracks every window, every response, every deemed-acceptance trigger across the contract.

PROJECT

Crestfield Distribution Centre — Phase 2 M&E

CONTRACT

NEC4 ECC Option A · £3,814,200

PERIOD

Month 7 of 12 · May 2026



— NEC4 NOTICE MECHANICS

The Windows That Matter

NEC4 ECC is a notice-heavy contract. Missing a notice window doesn't just weaken the position — it kills the entitlement entirely. The Clock tracks four critical windows simultaneously for every compensation event:

CLAUSE 61.3

CE Notification Window

8 weeks from Contractor becoming aware. Miss it → time-barred. The most dangerous deadline in NEC4.

CLAUSE 61.4

PM Response Window

1 week for PM to respond to CE notification. If PM doesn't respond → Contractor can escalate.

CLAUSE 62.3

Quotation Submission Window

3 weeks from PM instruction to quote (or as agreed). The Contractor's clock — quotation must be submitted on time.

CLAUSE 62.6

Deemed Acceptance Trigger

2 weeks for PM to respond to quotation. If PM doesn't respond → quotation is **deemed accepted**. Powerful lever.

— NOTICE TRACKER

14 CEs — Every Notice Tracked

The full notice status for all 14 compensation events. Every date, every response, every acknowledgement. One near-miss (CE-007, highlighted in red) — caught with 3 days to spare.

CE	AWARE	EW ISSUED	CE NOTIFIED	PM RESPONSE	QUOTE REQ'D	QUOTE SUB'D	PM DECISION	STATUS
CE-001	18 Nov	18 Nov	19 Nov	24 Nov ✓	24 Nov	10 Dec	18 Dec ✓	Agreed

CE	AWARE	EW ISSUED	CE NOTIFIED	PM RESPONSE	QUOTE REQ'D	QUOTE SUB'D	PM DECISION	— CCK PACK
CE-002	3 Dec	3 Dec	4 Dec	9 Dec ✓	9 Dec	23 Dec	8 Jan ✓	Agreed
CE-003	12 Dec	12 Dec	13 Dec	18 Dec ✓	18 Dec	9 Jan	22 Jan ✓	Agreed
CE-004	8 Jan	8 Jan	9 Jan	15 Jan ✓	15 Jan	3 Feb	14 Feb ✓	Agreed
CE-005	14 Jan	14 Jan	15 Jan	21 Jan ✓	21 Jan	6 Feb	19 Feb ✓	Agreed
CE-006	2 Feb	2 Feb	3 Feb	10 Feb ✓	10 Feb	27 Feb	12 Mar ✓	Agreed
CE-007	18 Feb	—	11 Apr	16 Apr ✓	16 Apr	6 May	19 May ✓	Agreed
CE-008	6 Mar	6 Mar	7 Mar	13 Mar ✓	13 Mar	28 Mar	10 Apr ✓	Agreed
CE-009	24 Mar	25 Mar	26 Mar	28 Mar ✓	28 Mar	8 Apr	pending	Submitted
CE-010	8 Apr	8 Apr	9 Apr	15 Apr ✓	15 Apr	1 May	pending	Submitted
CE-011	14 Apr	14 Apr	15 Apr	22 Apr ✓	22 Apr	8 May	pending	Submitted
CE-012	22 Apr	22 Apr	23 Apr	29 Apr ✓	29 Apr	14 May	pending	Submitted
CE-013	6 May	6 May	7 May	13 May ✓	13 May	—	—	Quoting
CE-014	12 May	12 May	13 May	pending	—	—	—	Notified

— CE-009 — NOTICE TIMELINE

HV Switchgear — Every Date Tracked

Continuing the CE-009 deep dive from The Radar. Here's every notice milestone every response, every clock window — all tracked and documented.

– CCK PACK

24 Mar 2026 · 14:22

Change detected — PMI-047 received

PM instruction changes HV switchgear from 11kV to 33kV. Logged in The Radar within 2 hours. 8-week notice clock starts.

→ 61.3 window opens · Expires 19 May 2026

25 Mar 2026

Early warning issued

Early warning notification issued to PM — risk to cost and programme from switchgear change. Acknowledged by PM same day.

→ Clause 15.1 · Risk to Defined Cost + planned Completion

26 Mar 2026

CE notification issued

Formal compensation event notification to PM. 2 days from awareness — well within the 8-week window. PM has 1 week to respond.

→ Clause 61.3 · PM response due 2 Apr

28 Mar 2026

PM responds — not disputed

PM accepts CE-009 as a compensation event. Quotation requested. 3-week quotation window starts.

→ Clause 62.3 · Quotation due 18 Apr

8 Apr 2026

Quotation submitted

Full quotation submitted: Defined Cost £38,600 plus Fee at 11.5% (£4,439) = £43,039, programme impact 1.5 weeks. 10 days early — submitted within 11 days, not 21. PM has 2 weeks to respond.

→ Clause 62.6 · PM response due 22 Apr · Deemed acceptance if silent

12 May 2026

PM requests additional information

PM queries DNO witness testing lead time. Strictly, the 2-week response window (clause 62.6) has already lapsed — deemed acceptance may apply. J. Navarro (Built AI) notes this position but responds cooperatively with the requested data (14 May) to maintain the commercial relationship. The deemed-acceptance fallback is documented.

→ Clause 62.6 potentially triggered · Position reserved

19 May 2026 (expected)

PM assessment expected

Alder Cost Consultants confirmed assessment will be issued week of 19 May. If the assessment differs materially from Built AI's quotation, the dispute resolution procedure (clause W1/W2) is the

next step.

→ Assessment expected · If not → deemed acceptance confirmed

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— NEAR-MISS — CE-007

3 Days From Time-Bar

Not every CE moves smoothly. CE-007 — late issue of revised ventilation design — was detected on 18 February but the formal CE notification wasn't issued until 11 April. Here's what happened and why The Clock exists.

⚠ CE-007 — Near-Miss Analysis

The ventilation design revision was received 18 February. The site team recognised the delay but initially treated it as a programme issue, not a compensation event. The commercial team was not notified until a routine weekly review on 8 April — 7 weeks and 1 day after awareness.

The 8-week time-bar (clause 61.3) would have expired on **15 April 2026**. The CE notification was issued on **11 April** — with **3 working days to spare**. If the weekly review had been one week later, £18,400 of entitlement would have been permanently lost.

Outcome: CE-007 was notified in time. The PM did not dispute the notification. Quotation submitted 6 May, agreed 19 May at £18,400. But the process was tightened — site team now briefed to flag any employer-caused delay to the commercial team within 48 hours, not at the next weekly review.

STAGE 02 GATE — THE CLOCK

Every Window Tracked. Zero Lapsed.

Before a CE moves to The Case (Stage 03), The Clock confirms: every required notice has been issued, every response window is tracked, and every deemed-acceptance trigger is documented. No entitlement is lost to a missed deadline.

✓ Early warning issued where applicable (clause 15.1)

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✓ CE notification issued within 8-week window (clause 61.3)

✓ PM response received or non-response documented (clause 61.4)

✓ Quotation submitted within agreed period (clause 62.3)

✓ PM assessment received or deemed-acceptance position documented (clause 62.6)

✓ All dates, communications and acknowledgements logged with audit trail

Handover note to Stage 03 — The Case™: CE-009 quotation submitted, PM additional info provided, assessment expected week of 19 May. Deemed-acceptance position reserved. Build the entitlement narrative on the assumption the PM may assess at a lower value — the cause → effect → entitlement chain needs to withstand scrutiny.

— THE CLOCK — SNAPSHOT

14 notices issued. Zero time-barred.

Every compensation event on this project has been notified within the contractual window. One near-miss (CE-007) was caught with 3 days to spare — and the process was tightened as a result. The deemed-acceptance lever (clause 62.6) has been documented on CE-009 as a fallback position. No entitlement has been lost to a missed clock.

NOTICES ISSUED

14

TIME-BARRED

0

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NEAR-MISSES

1

DEEMED ACCEPTANCE

1



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← PREVIOUS STAGE 01

The Radar

NEXT STAGE 03 →

The Case