



Nothing mobilises until the gate says so

Green Light is the pre-mobilisation QA gate. Fifty-two checks across six domains, from document completeness to financial baseline, each with a single owner. The gate does not create work; it catches the work that was quietly incomplete. Northgate Chambers passed 52 of 52 with zero blockers.

CLIENT	RESULT	SITE POSSESSION
Cushman Workplace	● Passed, 0 blockers	Mon 22 Jun 2026
STAGE	PREPARED BY	REFERENCE
05 of 5 · Green Light	BuiltAI Intelligence Ltd	NG-PC-S05

Illustrative example: fictional project and parties.

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QA checks passed

0

Blockers at the gate

6

Deliverables issued

6

Risks transferred to delivery

01

GATE

Fifty-two checks, six domains, zero blockers

Green Light is the pre-mobilisation QA gate. It does not create work; it catches the work that was quietly incomplete before the site team inherits it. Fifty-two checks run across six domains, each with a single named owner, and mobilisation is authorised only when every check passes. Northgate Chambers passed 52 of 52 with zero blockers.



02

ISSUED

Six deliverables, statuses recorded

Six client deliverables are listed for handover. The status table records three as Issued, one as Signed off, one as Returned and one as Priced; it does not assert a sign-off for every row.

REF	DELIVERABLE	ISSUED	STATUS
NG-PS-001	Project Specification, Rev 1	Fri 22 May	Issued
NG-DSW-001	Detailed Scope of Works, Rev 2	Sat 6 Jun	Issued
NG-DI-001	Design Intent, Rev 1	Fri 22 May	Signed off
NG-SEP-09	Supplier Enquiry Pack, WP-09	w/c 25 May	Returned
NG-UPB-001	Unpriced Bill of Quantities, Rev 1	Fri 22 May	Priced
NG-PDP-001	Project Delivery Plan, Rev 1	Fri 19 Jun	Issued

03

BASELINE

A clean baseline for Margin Cockpit

The gate hands the Margin Cockpit a financial baseline that reconciles end to end. The contract sum of £1,418,650 is fully accounted: £1,229,000 of trade committed, £28,350 held in contingency, and £161,300 of prelims and project costs fixed. Four performance bonds at 10% are received, and the sectional liquidated-damages exposure is recorded so it can be tracked from day one of delivery.

BASELINE ITEM	POSITION
Contract sum, excl VAT	£1,418,650
Trade committed	£1,229,000

BASELINE ITEM	POSITION
Held in contingency, CSR-001	£28,350
Prelims and project costs	£161,300
Sectional LD exposure	£8,500 per day, cap £70,932.50
Target margin, inherited	8.2%
Margin at handover	10.3%

04

HANDOVER

Risks closed or owned, pack handed over

Of the eleven risks opened at award, five are closed inside Pre-Con and six transfer to delivery in the Project Delivery Plan, each with an owner and a mitigation carried across. The 14-week programme, NG-PRG-003, is issued with the three sectional dates confirmed, and the pack is signed over to the site team.

REF	RISK TRANSFERRED TO DELIVERY	CARRIED AS	OWNER
R-01	Joinery long-lead versus programme	Ordered, factory pre-fit, one-week buffer	S. Okafor
R-03	Landlord CHW capacity confirmation	Letter of comfort held, fallback cooling	A. Pereira
R-05	Sectional LD exposure	Float protected, dates tracked weekly	R. Ashby
R-07	Noise to occupied floors L1 to L3	Hours enforced, 48-hour notice	D. Marchetti
R-09	Raised floor replacement rate	Survey at 13%, 2% contingency held	R. Ashby
R-11	AV integration with tenant network	Platform confirmed, direct switching excluded	A. Pereira

Five of the eleven risks opened at award are closed inside Pre-Con; the six above transfer to delivery with the mitigation carried across rather than restated. Each has a single named owner on the site team, so nothing opened at award is handed over without one, and the Project Delivery Plan reopens this list on day one of the build.

HANDOVER SIGNED

The Pre-Con pack is handed to delivery with every document traced, every order placed or ring-fenced, and the financial baseline clean. What the Margin Cockpit, the Commercial Control Kit and the Dispatch Desk read downstream all starts here, at the gate.