



CASHFLOW FORECASTING & BUILDING REGULATIONS

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Trinity Group Ltd

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1. Introduction

As part of my works with the integrated project, I was tasked with producing a cashflow forecast and assessing the building regulation compliance for the proposed 'Centre of Excellence' development located within the SA1 area. Both of these are important aspects of the successful management of a construction project, as it ensures that the project is properly financially controlled and compliant with current legislation and standards.

Cashflow forecasting is a key part of managing construction projects and a main task of a Quantity Surveyor, it helps track the money out-going's and in-going's throughout the duration of the works. Producing a cashflow forecast also allows a Quantity Surveyor along with the project team predict expenditure and identify any potential financial pressures before they become an issue. Effective cashflow management can help reduce the risk of delays, payment disputes, and wider financial problems during construction.

Compliance with building regulations is also essential to ensure that buildings are safe, functional, and legally compliant. The regulations put in place set minimum standards for areas such as structural performance, fire safety, accessibility, ventilation, and energy efficiency. Ensuring that the proposed SA1 development complies with these regulations at an early stage can help avoid delays, re-design work, and additional costs at a later date.

The repost will therefore focus on not only the financial side of things but also the regulatory aspects of the proposed development within SA1. It will demonstrate the importance of effective cashflow management and regulatory compliance in supporting the successful delivery of the project.

2. Project Overview

The proposed development is a 'Centre of Excellence' located within SA1 and situated near the existing UWTSD buildings. The project has been designed to provide a modern and functional facility that supports education, innovation and collaboration between local businesses and the students of UWTSD. Due to the location within SA1, consideration was given to both the appearance and functionality of the building to ensure that it not only complements the surrounding area but also has a similar appearance to the existing UWTSD buildings.

The development will consist of a multi-functional building which our design team have designed to accommodate a range of learning, working, and communal spaces. Considerations have also been made to ensure that the project focuses on creating a safe, accessible, and energy-efficient building that complies with current building regulations and industry standards. Sustainability, user accessibility, fire safety, and structural performance were also given thorough consideration during the design process.

Emphasis has also been placed on the financial aspects of the development, this includes the preparation of a cashflow forecast to monitor projected expenditure throughout the construction programme, alongside an assessment of the relevant building regulations applicable to the proposed design. These elements are essential in supporting the successful planning and delivery of the project.

3. Cashflow Forecast

3.1 - Cashflow Forecast Preparation

Cashflow forecasts are a very important in the construction world as they let construction companies know how much value is going to be done in every month of the job. As it's only a forecast it is not going to be correct 100% of the time but it will give a good indication to what their monthly valuations are going to look like, it also gives the client an idea on how much they will be paying the contractor in each month of the job and allows them to make provisions for the bigger value months if needed.

To be able to complete a cashflow forecast I firstly needed an elemental cost plan which I would be able to get the values for each element of work from, the second document I needed was a construction programme in which I could see when the elements of work were going to be done. Once these documents were obtained I could then start inputting the values and start forecasting the costs.

3.2 - Cashflow Forecast Analysis

To the right you are able to see a summary of the cashflow I have prepared on behalf of Trinity Group.

As you can see the first month on site is one with the most value, this is down to a lot of enabling works and substructure works been undertaken early on in the project. The following month is then one with the least value, this is down to works slowing down a little as we will be waiting for structural steelwork and precast concrete panels to arrive on site.

From the summary you are able to see that the duration in the middle of the works has a number of higher forecasted valuation months, this will be down to now being in full swing on the project with many different subcontractors on site completing various different works.

The cashflow forecast for this project will also keep track of the retention we are being deducted by the client and the total we will then be entitled to once we have completed the project and at the end of the 12 months defects period.

Find the complete cashflow forecast within the Appendices.

1	Dec-25		£ 785,917
2	Jan-26		£ 212,743
3	Feb-26		£ 305,021
4	Mar-26		£ 382,925
5	Apr-26		£ 507,895
6	May-26		£ 530,731
7	Jun-26		£ 322,993
8	Jul-26		£ 394,598
9	Aug-26		£ 427,815
10	Sep-26		£ 448,315
11	Oct-26		£ 692,255
12	Nov-26		£ 619,181
13	Dec-26		£ 519,419
14	Jan-27		£ 486,409
15	Feb-27		£ 399,459
16	Mar-27		£ 318,861
17	Apr-27		£ 273,340
18	May-27		£ 273,340
19	Jun-27		£ 309,890
20	Jul-27	Completion; retention reduced to 1.5%	£ 225,128

4. Building Regulations

Building Regulation	Requirement	Proposed Compliance for UWTSD Centre of Excellence
Part A – Structure	The building must be structurally safe and stable.	The proposed building uses a structural steel frame with reinforced concrete foundations designed in line with current structural standards. Structural calculations would be completed by the project engineer to ensure the building can safely support all loads (HM Government, 2023a).
Part B – Fire Safety	Appropriate fire safety measures and escape routes must be provided.	The design includes fire escape routes, fire doors, emergency lighting, smoke detection systems, and fire-resistant materials to improve occupant safety and support safe evacuation in the event of a fire (HM Government, 2023b).
Part C – Site Preparation and Resistance to Moisture	The building should prevent moisture penetration and protect against ground contaminants.	Damp proof membranes and cavity wall construction have been included within the design to reduce the risk of moisture ingress. A suitable drainage strategy would also be implemented across the site (HM Government, 2023).
Part E – Resistance to Sound	The building should reduce sound transmission between rooms and spaces.	Acoustic insulation is proposed within internal walls and floors to improve privacy and reduce noise transfer between teaching, office, and communal areas (HM Government, 2023).
Part F – Ventilation	Adequate ventilation must be provided throughout the building.	The development includes a combination of natural and mechanical ventilation systems to maintain indoor air quality and provide a comfortable environment for building users (HM Government, 2023c).
Part G – Sanitation, Hot Water Safety and Water Efficiency	Suitable sanitary and water systems must be provided.	Accessible toilet facilities and water-efficient fittings are included within the proposed design alongside safe hot and cold-water systems (HM Government, 2023).
Part H – Drainage and Waste Disposal	Adequate drainage systems and waste storage must be provided.	Surface water and foul drainage systems have been considered within the site layout, with external waste storage areas included for building users (HM Government, 2023).
Part K – Protection from Falling, Collision and Impact	The building should minimise the risk of injury from falls or collisions.	Staircases, balustrades, guarding, and safety glazing have been designed to reduce potential risks within occupied areas of the building (HM Government, 2023).

Part L – Conservation of Fuel and Power	The building should achieve good energy efficiency standards.	High-performance insulation, efficient glazing, and low-energy lighting systems are proposed to improve the overall energy efficiency of the development and reduce energy consumption (HM Government, 2021).
Part M – Access to and Use of Buildings	The building must be accessible to all users.	Level access routes, accessible WC facilities, lift access, and suitable circulation spaces are included to ensure the building can be safely used by all occupants (HM Government, 2015).
Part O – Overheating	Measures should be taken to reduce the risk of overheating.	Window placement, ventilation systems, and shading measures have been considered within the design to help maintain comfortable indoor temperatures (HM Government, 2023).

The proposed SA1 ‘Centre of Excellence’ development has been designed with consideration given to the relevant building regulations which are applicable to this project. It is very important that we as a group ensure that we comply with these building regulations so that the building is constructed to be safe, accessible, energy efficient, and suitable for its intended use. The measures I have outlined above demonstrate how the proposed development aims to satisfy the minimum standards set out within the current approved documents (HM Government, 2023)

5. Reference List

- HM Government (2015) Approved Document M: Access to and Use of Buildings. London: NBS.
- HM Government (2021) Approved Document L: Conservation of Fuel and Power. London: NBS.
- HM Government (2023) The Building Regulations 2010: Approved Documents. London: NBS.
- HM Government (2023a) Approved Document A: Structure. London: NBS.
- HM Government (2023b) Approved Document B: Fire Safety. London: NBS.
- HM Government (2023c) Approved Document F: Ventilation. London: NBS.

6.1 Cashflow Forecast Master

[illegible]

Q	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	87 Wks
13	14	15	16	17	18	19	20	21	
Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	Total %
E 1,085,232	65%	E 1,173,492	70%	E 1,265,881	75%	E 1,359,729	80%	E 1,458,698	85%
E 464,750	100%	E 464,750	100%	E 464,750	100%	E 464,750	100%	E 464,750	100%
E 173,594	100%	E 173,594	100%	E 173,594	100%	E 173,594	100%	E 173,594	100%
E 64,262	100%	E 64,262	100%	E 64,262	100%	E 64,262	100%	E 64,262	100%
E 182,683	100%	E 182,683	100%	E 182,683	100%	E 182,683	100%	E 182,683	100%
E 34,590	100%	E 34,590	100%	E 34,590	100%	E 34,590	100%	E 34,590	100%
E 154,282	100%	E 154,282	100%	E 154,282	100%	E 154,282	100%	E 154,282	100%
E 168,570	100%	E 168,570	100%	E 168,570	100%	E 168,570	100%	E 168,570	100%
E 255,251	100%	E 255,251	100%	E 255,251	100%	E 255,251	100%	E 255,251	100%
E		E		E		E		E	
E 47,544	100%	E 47,544	100%	E 47,544	100%	E 47,544	100%	E 47,544	100%
E	5%	E 51,147	100%	E 102,293	100%	E 154,988	100%	E 208,998	100%
E 53,472	100%	E 53,472	100%	E 53,472	100%	E 53,472	100%	E 53,472	100%
E		E		E		E		E	
E		E		E		E	50%	E 86,500	100%
E		E		E	25%	E 7,362	50%	E 14,724	75%
E 89,278	100%	E 89,278	100%	E 89,278	100%	E 89,278	100%	E 89,278	100%
E 127,892	60%	E 136,180	80%	E 154,384	100%	E 173,790	100%	E 193,790	100%
E 37,208	83%	E 40,517	100%	E 43,587	100%	E 46,587	100%	E 49,587	100%
E 254,939	80%	E 269,543	100%	E 284,227	100%	E 298,911	100%	E 313,595	100%
E 130,090	100%	E 130,090	100%	E 130,090	100%	E 130,090	100%	E 130,090	100%
E 38,740	100%	E 38,740	100%	E 38,740	100%	E 38,740	100%	E 38,740	100%
E 169,880	86%	E 174,241	100%	E 174,241	100%	E 174,241	100%	E 174,241	100%
E 35,801	76%	E 38,830	100%	E 40,840	100%	E 42,850	100%	E 44,860	100%
E 27,984	100%	E 27,984	100%	E 27,984	100%	E 27,984	100%	E 27,984	100%
E 250,000	100%	E 250,000	100%	E 250,000	100%	E 250,000	100%	E 250,000	100%
E		E		E		E		E	
E 63,250	100%	E 63,250	100%	E 63,250	100%	E 63,250	100%	E 63,250	100%
E		E	33%	E 53,890	66%	E 107,881	100%	E 161,872	100%
E		E		E		E		E	
E		E		E		E		E	
E		E		E		E		E	
E 139,132	100%	E 139,132	100%	E 139,132	100%	E 139,132	100%	E 139,132	100%
E 33,980	100%	E 33,980	100%	E 33,980	100%	E 33,980	100%	E 33,980	100%
E 238,547	65%	E 254,615	70%	E 262,462	75%	E 270,309	80%	E 278,156	85%
E 606,280	100%	E 606,280	100%	E 606,280	100%	E 606,280	100%	E 606,280	100%
E 250,000	65%	E 262,320	70%	E 275,000	75%	E 287,680	80%	E 299,000	85%
E 5,035,590	E 6,145,000	E 6,836,217	E 7,095,677	E 7,304,158	E 7,627,678	E 7,901,218	E 8,221,190	E 8,436,257	
E	E	E	E	E	E	E	E	E	
E 5,035,590	E 5,035,590	E 6,145,000	E 6,836,217	E 7,095,677	E 7,304,158	E 7,627,678	E 7,901,218	E 8,221,190	E 8,436,257
E 639,181	E 515,410	E 486,409	E 389,430	E 318,881	E 273,440	E 273,440	E 300,000	E 255,138	E 208,233
E 5,035,590	E 6,145,000	E 6,836,217	E 7,095,677	E 7,304,158	E 7,627,678	E 7,901,218	E 8,221,190	E 8,436,257	E 8,648,211

6.2 - Cashflow Forecast_Summary

CASHFLOW FORECAST

UWTSD CONSTRUCTION CENTRE

TRINITY GROUP LIMITED

Original Contract Value : **£8,436,237**

Based on Programme : **C1**

Updated : **26/02/2026**



Valuation Nr	Valuation Period		Monthly Valuation			Accumulative Total		
			Gross Valuation	DDT Retention @ 3%	Nett Valuation	Gross Valuation	DDT Retention @ 3%	Nett Valuation
1	Dec-25		£ 785,917	£ 23,578	£ 762,340	£ 785,917	£ 23,578	£ 762,340
2	Jan-26		£ 212,743	£ 6,382	£ 206,360	£ 998,660	£ 29,960	£ 968,700
3	Feb-26		£ 305,021	£ 9,151	£ 295,871	£ 1,303,681	£ 39,110	£ 1,264,571
4	Mar-26		£ 382,925	£ 11,488	£ 371,438	£ 1,686,607	£ 50,598	£ 1,636,008
5	Apr-26		£ 507,895	£ 15,237	£ 492,658	£ 2,194,502	£ 65,835	£ 2,128,667
6	May-26		£ 530,731	£ 15,922	£ 514,809	£ 2,725,233	£ 81,757	£ 2,643,476
7	Jun-26		£ 322,993	£ 9,690	£ 313,303	£ 3,048,225	£ 91,447	£ 2,956,778
8	Jul-26		£ 354,598	£ 11,838	£ 342,760	£ 3,442,823	£ 103,285	£ 3,339,539
9	Aug-26		£ 427,815	£ 12,834	£ 414,980	£ 3,870,638	£ 116,119	£ 3,754,519
10	Sep-26		£ 448,215	£ 13,449	£ 434,766	£ 4,318,853	£ 129,569	£ 4,189,285
11	Oct-26		£ 692,255	£ 20,768	£ 671,487	£ 5,011,258	£ 150,356	£ 4,860,872
12	Nov-26		£ 619,181	£ 18,575	£ 600,606	£ 5,630,389	£ 168,912	£ 5,461,478
13	Dec-26		£ 519,819	£ 15,583	£ 503,237	£ 6,149,608	£ 184,894	£ 5,965,314
14	Jan-27		£ 488,409	£ 14,552	£ 473,817	£ 6,638,227	£ 199,087	£ 6,437,131
15	Feb-27		£ 359,459	£ 11,984	£ 347,476	£ 7,035,677	£ 211,070	£ 6,824,606
16	Mar-27		£ 318,861	£ 9,566	£ 309,295	£ 7,354,538	£ 220,636	£ 7,133,901
17	Apr-27		£ 273,340	£ 8,200	£ 265,140	£ 7,627,878	£ 228,896	£ 7,399,042
18	May-27		£ 273,340	£ 8,200	£ 265,140	£ 7,901,218	£ 237,037	£ 7,664,182
19	Jun-27		£ 309,890	£ 9,297	£ 300,594	£ 8,211,109	£ 246,223	£ 7,964,776
20	Jul-27	Completion, retention reduced to 1.5%	£ 225,128	£ 3,377 1.5%	£ 221,751	<u>£ 8,436,237</u>	£ 249,710 1.5%	£ 8,186,527
	Jul-28	End of Defects Period; all retention released	<u>£ 8,436,237</u>				<u>£ 249,710 1.5%</u>	<u>£ 8,436,237</u>