



A fit-out is never *just* a fit-out

An office fit-out is one of the most significant capital decisions an organisation makes. The difference between a great result and an expensive disappointment almost always comes down to how — and when — the project is managed.

200+ Years combined experience	80% Repeat business	RICS+APM Regulated & accredited	Est. 2001 Building Top 150 Consultants
--	-------------------------------	---	--

THE PROCESS

How a well-managed fit-out unfolds

Experienced project managers engage across the full lifecycle — not just during construction. Each stage has its own risks and leverage points for controlling cost, programme and quality.

STAGE 01 Brief & Feasibility Translating business requirements into a buildable, costed brief before any architect is appointed.	STAGE 02 Design Team Assembly Appointing the right architect, M&E engineer and specialists. Wrong appointments can't be fixed later.	STAGE 03 Planning & CDM Managing landlord consents, planning and CDM Principal Designer duties — often in parallel to keep programme moving.
STAGE 04 Procurement & Tender Running competitive tenders and stress-testing pricing to identify risk and value engineering.	STAGE 05 Construction Delivery Active programme management, contract administration, valuation and change control throughout.	STAGE 06 Handover & Aftercare Snagging, defects management and O&M review. The PM's job doesn't end at practical completion.

The most common mistake: appointing a project manager after the contractor is already on site — by which point the programme is set, the budget is committed and scope has been written without independent challenge.

"Most fit-out problems don't start on site. They start six months earlier, when the brief was vague, the programme was wishful, and nobody questioned the contractor's price."

GLENN WRIGHT · DIRECTOR OF PROJECT MANAGEMENT, PBC CONSULTING

Speak to our Project Management team

From initial brief through to handover, PBC works alongside clients to protect their vision and investment at every stage.

Glenn Wright · Director of Project Management
gwright@pandbc.co.uk · 07584 562 946
 pandbc.co.uk · RICS Regulated · Est. 2001