



Eight signs your fit-out project is *already in trouble*

These are the patterns PBC most often encounters when brought into projects that have gone off track — many of which could have been avoided entirely with earlier PM involvement.

RED FLAGS

Recognise any of these?

If one or more of these describes your current project, it is worth taking stock before the next phase begins. The cost of intervention rises with every passing week.

01 No single decision-maker
Multiple stakeholders with conflicting priorities and no clear client representative. The PM ends up managing internal politics.

02 Programme built backwards
The move-in date is fixed before a realistic programme has been produced. Everyone is under pressure from week one.

03 Incomplete tender packages
Contractors are asked to price from 50% information. The lowest bid wins; variations begin before the first wall is up.

04 No early warning notices
The contractor never issues early warnings — meaning problems are being hidden until they become disputes.

05 No cost tracking through design
Cost planning stops at Stage 2. Design develops through Stage 4 without a check, then the tender lands 30% over budget.

06 M&E designed in isolation
Mechanical and electrical packages develop without coordination with interior design. Clashes emerge on site.

07 Snagging treated as optional
Practical completion is certified under pressure. Significant defects remain on a list that never gets resolved.

08 ESG as an afterthought
Sustainability targets are stated in the brief but never tracked. The building fails to achieve its target EPC or BREEAM.

"We are often brought in after the damage is done. The cost of a good project manager at the start is a fraction of the cost of an absent one halfway through."

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.

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