

Appendix 2

Appendix 2: Risk Register: Bullinadon Community Centre

					Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
Title	Risk description	Opp/ threat	Cause	Consequence			I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
001	Insufficient budget	T	Sub contractor tenders exceed budget	Need to value engineer scheme, have subcontractors innovate or reduce scheme, find additional external funding.	01.11.19	IB	4	4	3	3	3	3		Fit for purpose tender documentations. Warm up market. Pre-tender estimates.	Dec 19		90	HL
002	Increased costs due to quarry	T	Final bore hole after demolition finds that the quarry is larger than initial surveys have indicated	More cost is incurred to stabilise the building.	01.11.19	IB	3	3	3	2	3	2		Thorough ground investigation surveys. Produce costed design.	Nov 19		100	HL
003	Increased costs / delay	T	Changes to brief by stakeholders	Program is delayed, potential value engineering, or need for additional funding.	01.11.19	IB	3	3	2	2	2	2		Engagement event. Regular communication. Design freeze.	Nov 19		100	HL
004	Stakeholder dissatisfaction	T	Stakeholders are unhappy due to design such as drainage or program	Poor relationships and PR, possible delay.	01.11.19	IB	3	3	3	2	3	2		Regular communication and engagement. Final review of design including drainage design.	Nov 19		100	HL

165

005	Planning approvals	T	Designs are not given planning approval	Scheme can not progress, or has to be redesigned.	01.11.19	IB									Ensure pre application process is completed. Community engagement is completed.	Nov 19		100	HL
006	Increased costs / delay from contractor disputes	T	No clear contractual arrangements	Poor relationships, increased costs/delay	01.11.19	IB									Agree form of contract JCT Design and Build. Ensure pre-start meetings and comms plan.	March 2020		50	HL
007	Asbestos	T	More asbestos is found in the old building than anticipated.	Additional cost / delay	01.11.19	IB									Ensure demolition survey is completed.	March 2020		50	HL