

RISK REGISTER

18 - 25	Unacceptable
9-17	Undesirable
1 - 8	Acceptable



Luton BSF
Design and Construction Element
High Level Option 3 Proposal Risk Register

Risk Item	Risk Description	Opp / Risk	PRE MITIGATION			Recommended Action/Comments	POST MITIGATION		
			Probability (1:5)	Impact (1:5)	Total Prob x Imp		Probability (1:5)	Impact (1:5)	Total Prob x Imp
	AQUATICS CENTRE - OPTION THREE								
1.00	Insufficient brief / assumptions made may lead to future ambiguities and not delivering clients requirements	Risk	4	5	20	Seek clarification from Luton on key stakeholders and formalise / record in a defined brief; key sign-off points to be agreed with Luton			0
2.00	This option may not meet the £25M budget	Risk	4	5	20	Good dialogue with the client at all stages; Control design team; Prioritise needs against key stakeholder wants; Value manage at all stages			0
3.00	Currency exchange rate; may be reliance on goods and services from outside the UK	Risk	5	4	20	Client to retain risk			0
4.00	The assumption made is that the Existing service infrastructure will not need to be upgraded to provide new services to the site	Risk	4	5	20	Specialist advice needed from M&E Consultant and liaison with utility providers			0
5.00	The assumption made is that there are no underground obstructions, either natural or man made which will affect the construction of the project	Risk	4	4	16	GPR survey required and searches with Statutory Authorities			0
6.00	The level of Planning conditions for the access roads / works to existing roads are unknown at this time	Risk	4	4	16	Close consultation with planning and highways required			0
7.00	Stakeholders having conflicting wants and needs	Risk	4	4	16	Identify who the key decision makers are and gaining sign-off at key stages			0
8.00	The assumption made is the only asbestos within the existing building is detailed in the asbestos log issued by LBC	Risk	4	4	16	Develop specific method statements, risk assessments and health and safety plans; Specialist advice required			0
9.00	Objections from those members of the public in close proximity to the proposed site e.g Farm, Crematorium, Houses	Risk	4	4	16	Luton to ensure all stakeholders are identified and communication lines are clear throughout the process			0

10.00	Some of the existing trees may be subject to TPO's	Risk	4	4	16	Luton to confirm			0
11.00	May be called to Judicial Review	Risk	3	5	15	Client to retain risk; Client to maintain meticulous detail to legal requirements; Client to seek advice from a planning consultant			0
12.00	Insufficient time to discharge planning conditions before start on site	Risk	3	5	15	Make adequate allowance on programme			0
13.00	We have assumed that building regulations and other statutory requirements current at the time of feasibility estimate	Risk	3	5	15	Approved Inspector to be appointed to give advice			0
14.00	Lack of clarity on key stakeholders	Risk	4	3	12	Luton to confirm			0
15.00	Inflation rates may fluctuate	Risk	4	3	12	Client to retain risk			0
16.00	Changes to Government taxes etc	Risk	3	4	12	Client to retain risk			0
17.00	The assumption is that all construction works will be undertaken above the current water table	Risk	3	4	12	Thorough soil investigation to be conducted;			0
18.00	The assumption made is that all excavated material is clean and inert	Risk	3	4	12	Thorough soil investigation to be conducted;			0
19.00	The assumption made is that there is no requirement to upgrade or repair the existing access road to the Crematorium, or for additional street lighting or crossings	Risk	3	4	12	Client to retain risk			0
20.00	The assumption made is that all service mains are located immediately adjacent to the A505 on the same side as the proposed development	Risk	3	4	12	Client to retain risk			0
21.00	The assumption made is that the existing road to the Sports Centre and external hard courts are to be retained	Risk	3	4	12	Client to retain risk			0
22.00	The assumption made is that there is no requirement to provide perimeter fencing to the development	Risk	3	4	12	Client to retain risk			0
23.00	The assumption made is that there is no allowance for loose fixtures and fittings generally or white goods, or cardio-vascular equipment to the fitness gym	Risk	3	4	12	Client to retain risk			0
24.00	Achieving BREEAM rating of Very Good	Risk	3	4	12	Appoint BREEAM Assessor at earliest opportunity			0
25.00	Stakeholders may object to losing area of playing fields during construction	Risk	3	4	12	Luton to ensure all stakeholders are identified and communication lines are clear throughout the process			0

26.00	Negative PR associated with environmental effects to local facilities e.g. dust and noise	Risk	3	4	12	Wates to ensure adequate measures are put in place to mitigate environmental effects from construction works			0
27.00	Non achievement of pre construction programme	Risk	2	5	10	Agree thorough and achievable programme that all parties buy in to			0
28.00	Market resource availability may be scarce to build in a likely improving market	Risk	3	3	9	Identify key specialist supply chain and liaise with early			0
29.00	Change in the political make up of the council	Risk	3	3	9	Not within our control			0
30.00	The assumption made is that there are no archaeological remains on site	Risk	2	3	6	Desk top study to be conducted			0
31.00	The assumption made is that there are no protected species of flora or fauna or animals on the site	Risk	2	3	6	Ecological survey to be conducted			0