

Market Hall Refurbishment, Newton Abbot, Teignbridge District Council
Project Risk Register - 22/08/2022 (rev 5)

RISK REF	DATE RAISED	DATE AMENDED	CURRENT STATUS	POTENTIAL RISKS IDENTIFIED	INITIAL RISK RATING			MITIGATION	CURRENT RISK RATING			RISK RESPONSIBILITY	COMMENTS
					Likelihood	Impact	Total		Likelihood	Impact	Total		
1.00				General									
1.01	21/09/2021	22/08/2022	Open	Failure to identify stakeholders	3	5	15	Stakeholder engagement meetings	2	5	10	AECOM PM / TDC	engagement with traders still required
1.02	21/09/2021	30/11/2021	Open	Changes in Client personnel leading to change in brief	2	4	8	Client to establish hand-over procedures	1	4	4	TDC	
1.03	21/09/2021	-	Open	Change in regulations	3	4	12	All parties to manage each area of expertise	2	4	8	All	
1.04	21/09/2021	-	Open	Contractor and Sub Contractor Insolvency	2	5	10	Contractors credit checks should be carried out	1	5	5	Contractor	
1.05	21/09/2021	-	Open	Designers and other consultants become insolvent	1	5	5	Consultancies to provide financial information. Client could carry out further credit checks if deemed required	1	4	4	TDC	
1.06	23/09/2021	22/08/2022	Open	New Plant Room relocation unsuccessful	4	5	20	M&E Engineers reviewing suitability and confirming preferred option.	3	5	15	AECOM M&E	design completed but to be redesigned to keep Alex
1.06	15/02/2022	22/08/2022	Open	Local Resistance halts or cancels the scheme.	4	5	20	Careful consultation with stakeholders and TDC. Use of cultural consultant (Emma Twamley).	3	4	12	TDC	Less controversial if we keep Alex
2.00				Planning									
2.01	21/09/2021	-	Open	Scheme fails to achieve planning permission	3	5	15	Early engagement with planning authority and carry out pre-application process	2	5	10	TDC/LHC	
2.02	25/10/2021	25/10/2021	Open	Scheme fails to achieve listed building consent or such permission causes delay.	3	5	15	Early engagement with TDC Conservation Officer and careful programming.	2	4	8	LHC	
2.03	21/09/2021	25/10/2021	Open	Planning invokes condition regarding Flood Risk Assessment and levels for the building.	4	4	16	Early engagement with planning authority and Environmental Agency	2	4	8	AECOM Civis	
2.04	21/09/2021	22/08/2022	Open	Subject to planning approval or listed building consent; conditions are onerous	3	4	12	Design to consider submission carefully prior to full application and mitigate through pre-app	3	4	12	LHC	potential that planners will not understand limitations for carbon improvement on this listed building
3.00				Design									
3.01	21/09/2021	22/08/2022	Open	Development of Client brief beyond that previously agreed and allowed for within cost plans	4	5	20	Clearly defined brief to be established (and budget).	3	5	15	AECOM QS / TDC	final brief for stage 3 to be agreed
3.02	21/09/2021	-	Open	Effects on Design following review by Acoustic Consultant	3	5	15	Early engagement with acoustic engineer	2	4	8	AECOM Acoustics	performance space likely to be omitted so acoustics less of an issue
3.03	23/09/2021	22/08/2022	Open	Relocation of mezzanine toilets uncertain	2	4	8	Toilet location to be designated early in design process.	2	4	8	TDC	mezz brief still tba
3.04	30/11/2021	22/08/2022	Open	Establishing an appropriate servicing strategy.	3	4	12	M&E Consultant to liaise with QS to create the most affordable layout.	2	4	8	AECOM QS/ M & E	
4.00				Cost									
4.01	21/09/2021	-	Open	Project exceeds available funds or Client unable to obtain enough funds	3	5	15	Designers to design to budget and Client to have review on-going project expenditure with project manager	2	5	10	AECOM QS/TDC	
4.02	21/09/2021	-	Open	Inflation allowance at construction greater than previously allowed during pre-contract stages	3	4	12	Cost manager to allow suitable allowance, Project Manager and Contractor to agree a method of calculating inflation	3	4	12	Contractor	
4.03	21/09/2021	25/10/2021	Open	Material costs difficult to predict and materials scant.	4	5	20	Periodical monitoring of cost/availability. Consider early securing of materials.	3	5	15	AECOM QS/TDC	cost planning ongoing and scheme is likely to be simplified
5.00				Programme									
5.01	21/09/2021	22/08/2022	Open	Delays in programme due to Client approval process	4	4	16	Client to advise on key decision dates and mitigation process	5	4	20	TDC	Decision on 'Alex wall' is holding up entire project
5.02	21/09/2021	30/11/2021	Open	Delays and quality relating to surveys	3	3	9	Project Manager to manage process	2	3	6	AECOM PM	
5.03	21/09/2021	25/10/2021	Open	Delays and conditions placed through Planning/Listed Building Consent.	3	5	15	Early engagement with LPA and pre-app meetings	2	5	10	LHC	
5.04	21/09/2021	22/08/2022	Open	Phasing of works fails causing an increased cost and greater disruption to stakeholders. Including enabling and cinema works.	4	5	20	Client to hold stakeholder meetings to manage exit of tenants	3	5	15	TDC/AECOM PM	programme and phasing has been well considered, TDC and Aecom to finalise plan
5.05	21/09/2021	22/08/2022	Open	Delays in programme due to tenants relocation	4	5	20	Client to organise prior to construction	3	5	15	TDC	
5.06	21/09/2021	22/08/2022	Open	Delays due to M&E disconnection and relocation of services and toilets from Market Hall. Including loss of service to buildings	4	5	20	Client to organise prior to construction	3	5	15	TDC	
6.00				Contract									
6.01	21/09/2021	30/11/2021	Open	TDCs legal review of contract and particulars requires additional information/agreement	4	4	16	Early development of contract particulars for TDC legal team review	2	4	8	TDC Legal	
7.00				Statutory Approval/ other									
7.01	21/09/2021	-	Open	Not achieving building regulation approval	3	5	15	Early engagement with BC - Appointment imminent	2	3	6	LHC	
7.02	21/09/2021	30/11/2021	Open	Delay due to Party Wall issues	3	4	12	TDC to take advice and appoint PW surveyor if necessary. Site in ownership.	2	4	8	TDC	
7.03	21/09/2021	25/10/2021	Open	Delays due to listed building consent	3	4	12	Close consultation with conservation officer. Early applications needed.	2	3	6	LHC	
8.00				Construction									
8.01	21/09/2021	22/08/2022	Open	Location and capacity of existing services and drainage	4	4	16	Review of historical information and GPR surveys undertaken. Early consultation with Stat providers ongoing. CCTV drainage survey has been procured.	2	4	8	AECOM M&E	services quotations all obtained
8.02	21/09/2021	22/08/2022	Open	Presence of asbestos	3	4	12	R&D survey procured, awaiting completion.	2	4	8	TDC	surveys complete
8.03	21/09/2021	-	Open	Public access to site becomes an issue	3	5	15	Contractor to manage site	2	4	8	Contractor	
8.04	21/09/2021	30/11/2021	Open	Failure to comply with H&S Regulations During Build Phase and Safety of Building Users	2	4	8	Contractor to Manage - though planning, risk assessments and communication with building users	1	4	4	Contractor	

Market Hall Refurbishment, Newton Abbot, Teignbridge District Council
Project Risk Register - 22/08/2022 (rev 5)

RISK REF	DATE RAISED	DATE AMMENDED	CURRENT STATUS	POTENTIAL RISKS IDENTIFIED	INITIAL RISK RATING			MITIGATION	CURRENT RISK RATING			RISK RESPONSIBILITY	COMMENTS
					Likelihood	Impact	Total		Likelihood	Impact	Total		
8.05	21/09/2021	30/11/2021	Open	UXO material found in ground	1	5	5	Historic records to be checked, if required UXO survey to be undertaken	1	5	5	AECOM PM/ TDC	
8.06	21/09/2021	30/11/2021	Open	Discovery of archaeological remains	2	4	8	Historic records to be checked, if required Archaeological survey to be undertaken, contractor to hold contingency plan should risk occur during construction	2	4	8	LHC	
8.07	21/09/2021	-	Closed	Habitat and rare species exist on the site	2	5	10	Ecology survey undertaken	1	1	1	AECOM PM/ TDC/ Contractor	
8.08	21/09/2021	22/08/2022	Open	Adverse Ground Conditions (geotechnical)	4	4	16	Ground Investigation completed. Analysis awaited.	2	4	8	AECOM PM / TDC	GI report received
8.09	21/09/2021	30/11/2021	Open	Poor document management resulting in incorrect work	2	4	8	Contractor to manage	1	4	4	Contractor	
8.10	21/09/2021	30/11/2021	Open	Restrictions on the availability of skilled labour /materials	3	5	15	Periodical monitoring of cost/availability. Consider early securing of materials.	2	5	10	Contractor	
8.11	21/09/2021	-	Open	Restriction on working hours	3	3	9	Contractor to manage	3	3	9	Contractor	
8.12	21/09/2021	-	Open	Site welfare disturbs building/ site users	3	3	9	Early engagement with stakeholders and contractor to agree compound location	2	2	4	Contractor	
8.13	21/09/2021	-	Open	Noise during construction being disruptive to surrounding tenants and residents	3	5	15	Contractor to manage. Noisy activities to be undertaken outside the trading hours prior to approval with TDC	2	5	10	Contractor	
9.00				Building In-Use / On-going Maintenance									
9.01	21/09/2021	-	Open	Poor design and construction leads to high maintenance and lifecycle costs	3	4	12	Designers to specify products suitable for the planned use, Client to comment on maintenance	2	4	8	LHC	
9.02	21/09/2021	-	Open	Insufficient training and understanding of systems result in damage	3	2	6	Project manager to ensure adequate contractor time is included for training on systems	1	2	2	Contractor	