

Newton Abbot Cinema, Teignbridge District Council  
Project Risk Register - 22/08/2022 (rev 8)

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		
<b>1.00</b>				<b>General</b>									
1.01	13/12/2018	27/04/2022	Open	Failure to identify stakeholders	2	5	10	Stakeholder engagement meetings	2	4	8	Project Manager / TDC	
1.02	13/12/2018	27/04/2022	Open	Changes in Client personnel leading to change in brief	2	4	8	Client to establish hand-over procedures	2	4	8	TDC	
1.03	13/12/2018		Open	Change in regulations	3	4	12	All parties to manage each area of expertise	2	4	8	All	
1.04	13/12/2018	14/12/2021	Open	Contractor and Sub Contractor Insolvency	3	5	15	Contractors credit checks should be carried out. Collateral Warranties obtained from designers.	2	5	10	TDC / Contractor	
1.05	13/12/2018		Open	Designers and other consultants become insolvent	3	3	9	Consultancies to provide financial information. Client could carry out further credit checks if deemed required	2	3	6	TDC	
1.06	14/12/2021	27/04/2022	Open	New Plant Room relocation unsuccessful or delayed.	4	5	20	Aecom M&E Engineers developing designs as part of market hall project.	2	5	10	M&E Engineers	
<b>2.00</b>				<b>Planning</b>									
2.01	13/12/2018	22/08/2022	Open	Scheme fails to achieve planning	3	5	15	Early engagement with planning authority and carried out pre-application process. Some challenges over scale but being addressed. Local public opposition to closing of Alex cinema/ theatre could result in objections.	3	5	15	TDC / Design Team	application submitted and all queries responded to
2.02	13/12/2018	22/08/2022	Open	Planning invokes condition regarding Flood Risk Assessment and levels of the new building	4	4	16	Early engagement with planning authority and Environmental Agency been undertaken and positive response form EA. FRA being prepared.	2	4	8	TDC / C+S Engineer	FRA complete
2.03	13/12/2018	27/04/2022	Open	Subject to planning approval; conditions are onerous	3	4	12	Design team to consider submission carefully and anage with planners prior to full application.	2	4	8	Project Manager / Design Team / TDC	
2.04	28/01/2019	22/08/2022	Open	Planning invokes condition regarding the Market Hall that does not match both programmes.	3	5	15	Early engagement with Conservation Officer and planning authority but combining elements of market hall demolition in this project without full MH plans is a risk.	3	5	15	Project Manager / Designers / TDC	planners engaged and indication are that Cinema can be looked at bas a stand alone project
2.05	14/12/2021	27/04/2022	Closed	Pre-application process delayed	4	4	16	Completed	0	0	0	TDC	
<b>3.00</b>				<b>Design</b>									
3.01	13/12/2018	27/04/2022	Open	Development of Client brief beyond that previously agreed and allowed for within cost plans	3	4	12	Clearly defined brief to be established (and budget). External works being driven by planners beyond budget.	3	4	12	TDC	
3.02	13/12/2018	22/08/2022	Open	Clarity regarding Scott Cinema specification not achieved.	4	4	16	Communication with Scott Cinemas. Awaiting agreement to lease to be signed.	3	4	12	TDC	Scotts have updated their requirements but generally have been engaging well
3.03	28/01/2019	27/04/2022	Open	Effects on Design following review by Acoustic Consultant	3	5	15	Acoustic engineer is advising design team.	2	4	8	Acoustic Engineer	
3.04	13/12/2018	14/12/2021	Closed	Radon protection required	1	1	1	Geotechnical Investigation has ruled out the presence of ground gases. Completed	0	0	0	Design Team	
3.05	15/02/2019	27/04/2022	Open	Roof access for existing PV Maintenance	2	4	8	Access to be provided via Clarks roof.	1	4	4	TDC	
	03/03/2022	27/04/2022	Open	Relocation of CCTV, Fire and PV output not completed.	4	4	16	Design to be finalised in services relocation planning and part of final design.	2	4	8	Design Team	
<b>4.00</b>				<b>Cost</b>									
4.01	13/12/2018	22/08/2022	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	TDC	value engineering has taken place and costs being carefully managed
4.02	13/12/2018	27/04/2022	Open	Inflation allowance at construction greater than previously allowed during pre-contract stages	4	4	16	Cost manager to make suitable allowance.	3	4	12	TDC	
4.03	14/12/2021	27/04/2022	Open	Material and fuel cost difficult to predict, fuel and materials scant	4	5	20	Periodical monitoring of cost and availability. Consider selection of materials carefully.	3	4	12	Cost Consultant	
<b>5.00</b>				<b>Programme</b>									
5.01	13/12/2018	22/08/2022	Open	Delays in programme due to Client approval process	3	4	12	Key decision dates on programme.	4	4	16	TDC/ PM	Alex wall decision impacts this project in regards plant room relocation, etc
5.02	13/12/2018		Open	Delays and quality relating to surveys	3	4	12	Project Manager to manage process	2	4	8	Project Manager	
5.03	13/12/2018	27/04/2022	Open	Delays and conditions placed through Planning	4	5	20	Early engagement with LPA and pre-app meetings. See 2.00 above.	3	5	15	Designers / TDC	
5.04	13/12/2018	27/04/2022	Open	Phasing of works results in increased cost and greater disruption to stakeholders. Including enabling works.	3	5	15	Client to hold stakeholder meetings to manage exit of tenants.	3	5	15	TDC	
5.05	28/01/2019	27/04/2022	Open	Delays in programme due to tenants relocation	3	5	15	Client to organise prior to construction	3	5	15	TDC	
5.06	28/01/2019	27/04/2022	Open	Delays due to M&E disconnection and relocation of services and toilets from Market Hall. Services diversions.	4	5	20	Aecom progressing but this remains a risk.	3	5	15	TDC	
<b>6.00</b>				<b>Contract</b>									
6.01	13/12/2018	14/12/2021	Open	TDCs legal review of contract and particulars requires additional information/agreement/time	3	5	15	Early development of contract particulars for TDC legal team review	2	5	10	TDC	
<b>7.00</b>				<b>Building Regulations/Party Wall</b>									
7.01	13/12/2018		Open	Not achieving building regulation approval	3	5	15	Early engagement with BC	2	5	10	Design Team	
7.02	01/02/2019	14/12/2021	Open	Delay due to Party Wall issues	3	4	12	TDC to take advice and appoint PW surveyor if necessary. Site mainly in client ownership.	1	4	4	TDC	
7.03	27/04/2022	22/08/2022	Open	Compliance with fire strategy requirements and potential negative effect on seat numbers.	4	5	20	Specialist fire engineering advice to be sought to support fire strategy.	3	5	15	PM/ Architect	Aecom engineers engaged and are working through solutions
<b>8.00</b>				<b>Construction</b>									
8.01	13/12/2018	27/04/2022	Open	Location and capacity of existing services and drainage	3	4	12	GPR survey and CCTV drainage survey procured.	2	4	8	Project Manager / Designers	
8.02	13/12/2018	22/08/2022	Open	Presence of asbestos	4	4	16	Full R&D Survey ordered and underway.	3	4	12	Project Manager / Cost Manager / TDC	New Look still to complete

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8.03	13/12/2018	27/04/2022	Open	Public access to site becomes and issue	3	4	12	Contractor to manage site and TDC to manage pedestrian diversions, etc	2	4	8	Contractor	
8.04	13/12/2018	27/04/2022	Open	Failure to comply with H&S Regulations During Build Phase and Safety of Building Users	4	4	16	Contractor to Manage - though planning, risk assessments and communication with building users	2	4	8	Contractor	
8.05	13/12/2018		Open	LIXO material found in ground	2	5	10	Area considered low risk.	1	5	5	TDC	
8.06	13/12/2018	27/04/2022	Open	Discovery of archaeological remains	3	4	12	If required by planners Archaeological survey to be undertaken.	2	4	8	Project Manager / TDC / Contractor	
8.07	13/12/2018	27/04/2022	Closed	Habitat and rare species exist on the site	1	1	1	Ecology survey completed including emergence survey. No protected species found.	0	0	0		
8.08	13/12/2018	22/08/2022	Open	Adverse Ground Conditions (geotechnical)	2	4	8	Ground Investigation surveys completed to engineer's specification. Some further investigation required after demolition. No major issues but TDC have advised presence of underground tanks not on SI records, TDC to provide details.	2	5	10	Structural Engineer/ TDC	Surveys completed, no major issues
8.09	13/12/2018		Open	Poor document management resulting in incorrect work	3	5	15	Contractor to manage	2	5	10	Contractor	
8.10	13/12/2018	14/12/2021	Open	Restrictions on the availability of skilled labour /materials	3	5	15	Design team to consider and Contractor to manage	2	5	10	Contractor / Designers	
8.11	13/12/2018		Open	Restriction on working hours	3	3	9	Contractor to manage	3	3	9	Contractor	
8.12	13/12/2018		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	28/01/2019	27/04/2022	Open	Noise during construction being disruptive to surrounding tenants and residents	4	4	16	Contractor to manage. If noisy activities to be undertaken outside the trading hours this could cost so likely all during normal hours. Piling is bored NOT driven.	2	4	8	Contractor	
<b>9.00</b>				<b>Building In-Use / On-going Maintenance</b>									
9.01	13/12/2018		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	Designers/Contractor	
9.02	13/12/2018		Open	In sufficient training and understanding of systems result in damage	4	4	16	Project manager to ensure adequate contractor time is included for training on systems	2	3	6	Project Manager/TDC	
9.03	28/01/2019	27/04/2022	Open	The complete building does not meet the noise or other requirements set out in Tenants Specification	4	5	20	Early engagement of acoustic engineer and noise survey to be undertaken. Agent to confirm restaurant specification.	2	5	10	Designers/Acoustics	