

Site name:	Leicester YMCA
Scheme contents:	Remodelling of Accommodation

RISK	Item	RISK			CONSEQUENCE			RATING	ASSIGNED INITIALS	CURRENT STATUS	ACTION	
		HIGH / MED. / LOW	3	2	1	HIGH / MED. / LOW	3					2
Building Regs	Grade 2 listing		✓			✓		4	rgp Architect	List Building Consent Approval given	May need to re apply due to change of Conservation Officer (CO) and following further development of the works in relation to Building Control requirements	
	conditions			✓			✓	2	rgp Architect	Planning Permission Approval given	Conditions to be discharged. Dependant on CO	
	generally			✓			✓	2	rgp Architect	Generally building regs requirements are being considered and worked through with Salus Building Control	No further action at present	
	Fire Escape			✓			✓	2	rgp Architect	Means of escape have been agreed in principal with Salus.	DGA reviewing fire detection and smoke alarms throughout the building	
Party walls	Building Survey			✓			✓	2	rgp Architect	Further rooms been noted as missing on the drawing.	rg+p reviewing the whole building and liaising with survey company. Areas missed can be added and the issues mitigated.	
			✓			✓		4	PRP	PRP works still ongoing with regards to any structural support required off existing walls for bed decks.	PRP to confirm if building into existing walls to support bed decks is required. Also PRP to review below ground drainage to see if digging below adjoining foundations.	
Design/Structure	Extent of building area			✓			✓	3	rgp Architect / PM	Design team aware of areas. This needs to be taken onboard by contractor when appointed.	Discussion to be had with contractor when appointed and additional drawings issued to contractor for clarity.	
	Rear area / access			✓			✓	2	rgp Architect	Design of external balconies still in progress.	YMCA require robust structure that is low maintenance but needs 'WOW' factor.	
			✓				✓		4	rgp Architect	External materials still being reviewed.	Anti slip and robust required, but needs to give a welcoming / pleasant appearance.
	Unit Types & Sizes			✓			✓	2			YMCA Staff and ground floor retail unit staff will be continuing to use external yard area during the construction phases. Therefore Health and safety issues.	Contractors to review and manage when on site.
			✓			✓			5	rgp CDM-C		
	Unit Layouts			✓			✓	2			Client and HCA satisfied with proposed unit types and sizes. Mix of units satisfactory for intended requirements.	No further action at present.
			✓				✓		4	YMCA	Query over whether LCC will stipulate any design requirements that they feel need to be adhered to.	YMCA to discuss with LCC and to arrange a meeting with rg+p if required.
	Disabled access			✓			✓	2			Unit do not meet HQI standards. YMCA aware and satisfied.	
				✓			✓	2	YMCA	Client satisfied with proposed layouts.	No further action at present.	
				✓			✓	2	YMCA	YMCA recognised that building will not be fully wheelchair accessible.	YMCA will be arranging for all YMCA building to have a DDA audit. Results to be forwarded to all parties once report completed.	
			✓			✓	3	YMCA	Disabled access will be from East Street main reception with proposed new retractable disabled lift being installed during works.			
		✓				✓	2		Salus Building Control are satisfied with current proposals for disabled access and internal layout.			
			✓			✓	3	rgp Architect	YMCA request DDA compliance to be targeted for public areas only.			
Specification	BREEAM		✓				✓	4	DGA	Trying to achieve 'Very Good' rating, by way of Combined Heat & Power unit and individual metering.	Further investigations required by DGA but looking positive at present of achieving rating.	
	Sustainability			✓			✓	2	DGA	Being implemented where possible.	No further action at present.	
	Security		✓				✓	3	DGA	Review of overall building security now being taking into consideration. Security measures to protect staff, residents and shop units to be reviewed by YMCA.	YMCA carrying out own review and discussing with DGA over options available. Security budget to be reviewed and updated as required.	
Services	Existing services			✓			✓	2	DGA	Existing services have been surveyed for current loadings.	No further action at present.	
	New services			✓			✓	3	DGA	Design calculations required for proposed loads.	DGA are reviewing with Fulcrum. Additional works required to confirm likely expansion of the works and future proof new incoming services.	
Funding req's	HCA Funding			✓			✓	3	YMCA	Verbal approval given to YMCA.	Awaiting written approval following re-submission of bid.	
	HCA req's		✓				✓	4	YMCA	YMCA to go through IMS process	LCC have received some money but have not passed onto YMCA. Rg+p may be required to present to LCC.	
	DCSF req's								YMCA			
Other req's	generally											
	YMCA England		✓				✓	4	YMCA	May ask to build to 'Good Practice' standards.	Could use other agents.	
	LCC		✓			✓		5	YMCA	May have own requirements.	YMCA to liaise with LCC and report back to rg+p through Design Meetings.	
Occupied Building	generally											
	Existing tenants decanting		✓				✓	4	YMCA	2 properties properties are currently in negotiation.	YMCA to continue pursuing all possible locations.	
	Health & Safety			✓			✓	2	Contractor	General public and staff during construction works.	Contractors policy to be formulated to ensure safety of all.	
	Existing retail units				✓			✓	2	YMCA	Working with and around them to ensure no/little down time for them.	Risk of compensation claims if unable to trade.
					✓			✓	2	Contractor	Works to drains and electrics	Contractor may need to work out of hours.
	Occupied areas			✓			✓	2	YMCA	Building will be occupied by YMCA staff during works.	Lift to be locked off so does not stop on floors where works are taking place.	
Existing Building				✓			✓	3	YMCA	Theatre and youth groups	Noisy works could affect performances and therefore YMCA to provide timetable of events for contractor to take into consideration.	
	Roof			✓			✓	2	PRP	Roof works have been identified as repairs only and not a full strip.	PRP to identify actual works required for main contract.	
	Asbestos			✓			✓	3	rgp PM	Level 3 asbestos report carried out on unoccupied areas.	Report to be concluded once decant complete. Asbestos has been identified but minimal cost to remove.	
Building Location	Bats		✓				✓	4	YMCA	Bats are not known to be in the building at present.	YMCA to decide if they want to appoint consultant to inspect the roof prior to roof works commencing. Could cause delays if bats found.	
	generally											
	Access		✓				✓	4	Contractor	Tight access as directly onto 2 main footpaths with limited rear access from East Street.	Contractors to manage deliveries and removal of waste as skips will be located on East Street.	
	Public areas			✓			✓	2	Contractor	Need to be maintained during the construction works.	Contractor to ensure that areas are usable at all times unless agreed with YMCA.	
	Highways			✓				✓	3	Contractor	Skip location on east Street.	Contractor to liaise with LCC highways as assumed acceptable to be located on East Street for limited times.
				✓			✓	2	Contractor	Parking of Contractors vehicles.	Contractor to liaise with LCC highways to apply for parking permits.	
Market Conditions	generally											
	Contractor insolvency			✓			✓	3	rgp QS	Enabling Works Contractor.	Performance Bond required. Cashflow to be requested from appointed contractor.	
				✓			✓	3	rgp PM	Main Contractor.	Performance Bond required in contract. YMCA to carry out credit checks and Dunn & Bradstreet reports. Accounts to be requested from contractor.	
	Contractor performance											
	Quality			✓			✓	2	YMCA	BC to check quality of workmanship during enabling works contract.	YMCA to consider appointing Clerk of Works to oversee main building contract.	
Consultant performance / insolvency												
Costs	generally											
	Cost changes			✓			✓	2	rgp QS	Budgets to be updated as design proceeds.	Comparison to identify where changes made.	
	Contingency			✓			✓	2	rgp QS	Suitable contingency to allowed within budget.	Contingency to be included in contract documents.	
	Inflation / deflation			✓			✓	2	rgp QS	Inflation during main contract works.	Contractors may request additional costs if inflation increases.	
	VAT		✓				✓	3	YMCA	VAT rating for building.	YMCA to appoint VAT Consultant to ensure least VAT is payable.	
Programme	generally											
	Programme			✓			✓	3	rgp PM	Currently 1 month behind programme.	Over lapping of works may occur.	