



APPENDIX B: RISK REGISTER

Project risk overview

Project name: White Oaks Leisure Centre

Rev 01

Date 03 / 11 / 2021

NOTE: Where the owner is noted as SDC (Sevenoaks District Council) and it refers to SDC as being the ultimate risk owner, for the purpose of the JCT Contract between ISG Construction Ltd (ISG) and Alliance Leisure Services Ltd (ALS) where the risk owner is noted as SDC the risk is borne by ALS

REF	DESCRIPTION	Status	CONTROL STRATEGY	OWNER
SDC01	Planning Conditions	Active	Refer to planning tracker, discharge of conditions where practical to be prior to construction	SDC (as per planning condition tracker)
SDC02	Party Wall Conditions	Active	Bowls club notice to be served.	SDC
SDC03	Construction Inflation (rising costs)	Active	If there are variations this could have an impact on the level of costs.	SDC
SDC04	Ground conditions	Active	This relates to demolition of slab in Phase 2 in relation to asbestos found in the slab and any other unknowns including in the new car park area.	SDC
SDC05	Cost risk to provisional sums	Active	There are only two provisional costs to resolve which are service diversions and permanent highways cost.	SDC
SDC06	Dealing with local community issues and concerns	Active	Any issues with neighbours or local groups.	SDC
SDC07	Exceptionally adverse weather conditions	Active	The construction programme takes into account weather conditions that could be reasonably be expected for the time of year the relevant operations are being undertaken. Regular monitoring of forecast weather conditions and planning to prevent costs being incurred for abortive site visit.	SDC
SDC08	Client Design Change	Active	Any further changes could now have an impact on the programme due to the close proximity of completion date.	SDC
SDC09	Location of unknown existing services and wayleaves	Active	Any unknown services found could delay the programme.	SDC
SDC10	Brexit Implications	Active	Any delays due to materials or drivers shortages	SDC
SDC11	Isolation / Disconnection of Privately Owned Services	Active	SDC to organise disconnection of existing leisure centre.	SDC
SDC12	Right of access to land outside SDC ownership affected by works	Active	SDC to liaise with adjacent land owners	SDC
SDC13	Flooding of existing leisure centre	Active	SDC are responsible for the flooding issues in relation to existing leisure centre.	SDC
SDC14	IT Requirements	Active		SDC

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SDC15	Coronavirus	Active	Whilst the impact is unknown the situation is being closely monitored both in respect of supply chain and site impact. In all cases the team will seek to mitigate covid-19 related impact as far as practically possible.	SDC
SDC16	Planning Conditions	Active		SDC
ISG01	Supply chain subcontractor and/or supplier insolvency	Active	ISG operate regular robust commercial reviews of all our supply chain subcontractors and suppliers to ensure that there is a reduced risk of selection subcontractors / suppliers that are at risk of insolvency. On larger work packages then PCGs and Bonds are requested as a matter of course.	ISG
ISG02	Out of Hours Site Security	Active	ISG have secure timber hoardings / heras fencing with lockable gates in place, the site compound is secured by solid hoardings / heras fencing (as appropriate) with lockable secure gates. All cabins are secured out of hours.	ISG
ISG03	Service Strike	Active	ISG have a rigorous safe system of works process for all activities that involve breaking ground. This includes having all record/utility plans, undertaking CAT Scan, line marking services and trial pit inspections, followed by control of excavations using a Permit to Dig system.	ISG
ISG04	Vehicle / pedestrian interface	Active	Robust traffic management plan with pedestrian & vehicle segregation measures implemented.	ISG
ALS01	Co-ordination and implementation of ALS /EA Fit Out Works	Active	ALS & EA Fit Out items include Tag Active, Soft Play, Fitness equipment and Loose FFE.	ALS / EA