

Committee Risk Assessment Template

Directorate: Development Services		Date of Assessment: 22 <sup>nd</sup> August 2018		
Section: Technical Services		Assessment Team: Property Services Blackpool Council		
Assessment Activity / Area / Type: ASHTON GARDENS – PROPOSED STORAGE BUILDING				
Do the hazards create a business continuity risk? No				
RISK DESCRIPTION	RISK SCORE (Likelihood x Impact)	RISK MITIGATION	RESIDUAL RISK SCORE (Likelihood x Impact)	RISK OWNER / RISK REGISTER
Building Regulation Approval Required	4	The proposal was previously conditionally approved in March 2013, but this has since expired. The contract involves design input from the contractor which will address the original conditions in respect to the identified structural elements of the building. An application for Building Regulation Approval will be submitted by the contractor prior to commencement on site	2	Property Services  Awarded Contractor

Increased future maintenance implication for the Council	4	The proposed construction materials are generally low maintenance in nature and should therefore provide a good overall structure lifespan. The building will also be initially covered for 12 months during the defects liability period, but the building will need to be added when reviewing the maintenance budget for 2020.	2	FBC
Failure of contractor to deliver to specification	4	The work is to be implemented as a fixed price contract under the terms and conditions of a JCT Minor Works Contract (with contractor design input). The contract administration is to be carried out by Property Services on behalf of FBC Technical Services; all works will be completed as per design and specification. Part or interim payments will be adopted and ratified by means of progress and signed off by FBC Technical Services.	2	Property Services/ FBC  Awarded Contractor
Project not delivered on time and funding not utilised	4	The proposed works will be covered by a JCT Minor Works Contract (with contractor design input); this allows penalties for the late completion of works, thus ensuring that the contractor uses his best endeavours to deliver to the agreed programme. A contract shall be signed with the contractor for the delivery of this project.	3	Property Services/FBC

Project Overspend	4	Property Services will monitor and control costs, keeping FBC Technical Services advised of any issues. The contract sum does contain some contingencies to cover any unforeseen issues that may occur on site.	2	Property Services/FBC
Possibility of personal injury to members of the public during the construction period.	4	<p>The contractor will prepare and submit his Construction Stage Health and Safety Plan as required in their tender submission. This will detail the safe construction and operation of plant and machinery in and around the site, including deliveries, providing any mitigation factors used for working in close proximity to the public.</p> <p>Whilst this proposal is within Ashton Gardens, it is situated in the service yard area which is not designated for general public access; this should greatly reduce any potential conflict with members of the public during construction. Further the site will be fenced off, both within the service yard area and along the north fence line within the park.</p> <p>Contractor's access to site will be via the back street adjacent to the service yard and the contractor will exercise appropriate control measures for deliveries etc.</p> <p>The contractor will confirm he has the required £5M Public Liability Insurance and £10M Employers Liability Insurance.</p>	4	<p>FBC</p> <p>Awarded Contractor</p>