

Ref	Risk	Category	Owner	LxI	Gross	Mitigations	Res. LxI	Residual
R001	Tender return date not confirmed by addendum The published return was 12:00 on 11 September 2026. A submission on 25 September relies on an authorised extension; an unauthorised late tender can be rejected.	Commercial	OP Commercial	3 x 5	15 Red	- Written confirmation of the revised date obtained from the Employer's Agent before issue - Submission acknowledged on receipt - All correspondence on the date kept with the tender record	1 x 5	5 Green
R002	Fire strategy and fire engineer's report sit with the contractor A glulam frame, new cellular space, fire-rated encasements and a cryogenic store make this a non-routine fire case, and the report is a contractor deliverable.	Design	OP Design	4 x 4	16 Red	- Fire engineer appointed in the first week of instruction, before the design is developed - Strategy informs the encasement and compartmentation design rather than validating it afterwards - Building Control engaged in parallel from w/c 26 October - Fire plan carried into the construction phase plan	2 x 4	8 Amber
R003	LN2 and dry-ice systems drive commissioning Extract, CO2 and O2 monitoring, DSEAR and COSHH requirements and specialist commissioning sit on the critical path close to completion.	Technical	OP Operations	4 x 4	16 Red	- Specialist appointed in pre-construction, not at first fix - DSEAR and COSHH assessment completed before design freeze - Commissioning plan agreed with the Employer's Agent by week 8 - Full-load demonstration and witnessing scheduled from week 12, three weeks before Practical Completion	2 x 4	8 Amber
R004	Long-lead manufacture misses the programme Demountable partitions, glazed screens, VRF plant, the external condenser, gas monitoring and access control all carry lead times against a 13-week build.	Procurement	OP Procurement	4 x 4	16 Red	- Orders placed from w/c 19 October on early instruction, so manufacture runs in pre-construction - Approved-equal alternatives identified at tender - Delivery dates tied to the programme and tracked weekly - Storage within the demise so early deliveries can be taken	2 x 3	6 Amber
R005	Existing conditions differ from the record information The amendments place existing-condition risk on the contractor and the record information is the base build O&M set, not a survey.	Commercial	OP Operations	3 x 4	12 Red	- Services validation and existing-condition survey in week one, witnessed and photographed - Immediate notice of any undocumented defect, with no work proceeding on affected areas - Survey record issued to the Employer's Agent within 48 hours of possession - Tender qualified on the record information provided	2 x 3	6 Amber
R006	Christmas shutdown falls inside the build Site works stop on 23 December and return on 4 January, in the middle of first fix.	Programme	OP Operations	4 x 2	8 Amber	- Partitions and first fix front-loaded so the pause lands between first fix and close-up - Shutdown shown honestly on the programme rather than buried as float - Deliveries and secure storage arranged before the break - Site secured and inspected before and after the shutdown	2 x 2	4 Green
R007	Design and existing-condition risk under the JCT amendments The amendments transfer broad design and condition risk, and the tender period is the only chance to comment.	Commercial	OP Commercial	4 x 4	16 Red	- Contract amendments reviewed and commented with the tender return, as the instructions require - Clarifications listed rather than the tender qualified - Legal review completed during the tender period - Design responsibility matrix agreed in week one of instruction	2 x 4	8 Amber
R008	Licence to Alter or landlord consent delays possession Consent is needed for works affecting the base build, including the new external door, the curtain wall panel and the condenser compound.	Statutory	OP Operations	3 x 4	12 Red	- Licence to Alter support starts at instruction, with OP providing drawings and information - External works packaged so internal works can proceed without them - Landlord interface raised at the first project meeting - Condenser and external door treated as a separately programmed package	2 x 3	6 Amber

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R009	Neighbouring laboratory disrupted by noise or dust Inify Laboratories runs a diagnostics business next door at 191C and is sensitive to noise, dust and vibration.	Logistics	OP Site Team	3 x 3	9 Amber	- Noisy works programmed into agreed windows with a week's notice - On-tool extraction and screening at source; no dry cutting inside the building - Considerate Constructors registration - Same-day acknowledgement of any complaint and 24-hour reporting to the Project Manager and Principal Designer	1 x 3	3 Green
R010	Damage to a new BREEAM Excellent base build OP takes possession of a new building with exposed glulam, curtain walling and finished floors.	Quality	OP Site Team	3 x 4	12 Red	- Joint condition survey on the day of possession, photographed and issued within 48 hours - Protection to the stair core, retained finishes and glulam columns before materials move - Marshalling area kept off finished floors until the sealant treatment is complete - Protection removed progressively and inspected at room sign-off	1 x 4	4 Green
R011	MEP design co-ordination gaps between the ERs and the CSA The employer's requirements are a performance specification and the MEP scope is extensive, so gaps may appear at Stage 5.	Design	OP Design	3 x 3	9 Amber	- MEP contractor appointed at instruction and design validated before freeze - Clarifications raised during the tender period, not after award - Weekly design and procurement review through pre-construction - Technical submittals confirm the specification clause by clause	2 x 3	6 Amber
R012	Collateral warranties and the performance bond delay the contract Third-party rights and warranties to the landlord are required, including for the MEP packages, and a bond of up to 10% may be called.	Commercial	OP Commercial	3 x 3	9 Amber	- Warranty schedule flowed down in every subcontract enquiry from day one - Bond capacity confirmed with our surety before the tender is returned - Legal review during the tender period - Warranty terms pre-agreed with our regular supply chain	1 x 3	3 Green
R013	Access control scope includes client IT hardware The CSA includes a specified desktop PC, monitor and operating system within the access control package, which is unusual in a fit-out.	Commercial	OP Commercial	3 x 2	6 Amber	- Ownership of the IT items clarified with the Employer's Agent during the tender period - Specification priced as scheduled, with the clarification recorded - Interface with the client IT provider agreed before installation	1 x 2	2 Green
R014	Resource pressure at the second fix peak Weeks 6 to 13 carry close-up, ceilings, second fix and finishes at the same time, on a constrained floor plate.	Programme	OP Operations	3 x 3	9 Amber	- Labour histogram issued with the tender and reviewed monthly against progress - Trades sequenced by area so gangs do not compete for the same space - Subcontract orders placed with resource commitments written in - Two-week look-ahead run weekly with the supply chain	2 x 2	4 Green
R015	Thirteen-week programme leaves limited room to recover Thirteen weeks on site, with the Christmas shutdown inside it, leaves limited time to recover from a late delivery or a failed commissioning test.	Programme	OP Operations	3 x 4	12 Red	- Design frozen and long-lead items ordered before possession, so site time is installation only - Critical path reviewed weekly with a two-week look-ahead and early warning of any slip - Commissioning specialists appointed at early instruction and pre-commissioning carried out off site where possible - Extended working hours sought from the Employer's Agent if recovery is needed	2 x 3	6 Amber

Tender-stage register; to be developed with the professional team at award. Maintained live on the OP project portal; this PDF is a point-in-time export dated 24 September 2026.