

Early warnings exercise

Ref	Event	Early warning?		Response (if yes to early warning)	
		No	Yes	Log and suggest a 'one-off' risk reduction meeting	Log and review at the next site progress meeting
1	The Contractor discovers that the cost of the plastering subcontract is now greater than allowed for at tender stage (due to a buoyant market)				
2	The PM is having trouble getting stakeholders to agree to the colour schedule				
3	The PM is having trouble getting stakeholders to agree to the floor finishing schedule by the agreed date on the programme				
4	<i>The site agent has run out of teabags on site!!</i>				
5	The tarmac subcontractor continually fails to deliver on site – there is a real risk that Completion will be delayed as a result				
6	Poor ground conditions are discovered (these are over and above those anticipated at tender)				
7	Vandals keep on breaking the newly installed windows				
8	A soft spot is discovered in the ground – alternative fill materials need to be considered				
9	The PM is unable to provide access to part of the Site by the agreed date on the programme				
10	Bats are discovered in the roof voids – these are identified as an <i>Employer's risk</i>				

Note:

- Early warnings are a sign of a healthy contract – ironically, if none are issued it is likely that problems will occur.
- Contractual liability is dealt with as a secondary issue, the priority is to mitigate wherever possible.
- Lack of agreed deadlines/ programme date makes it difficult to judge whether an early warning is required.