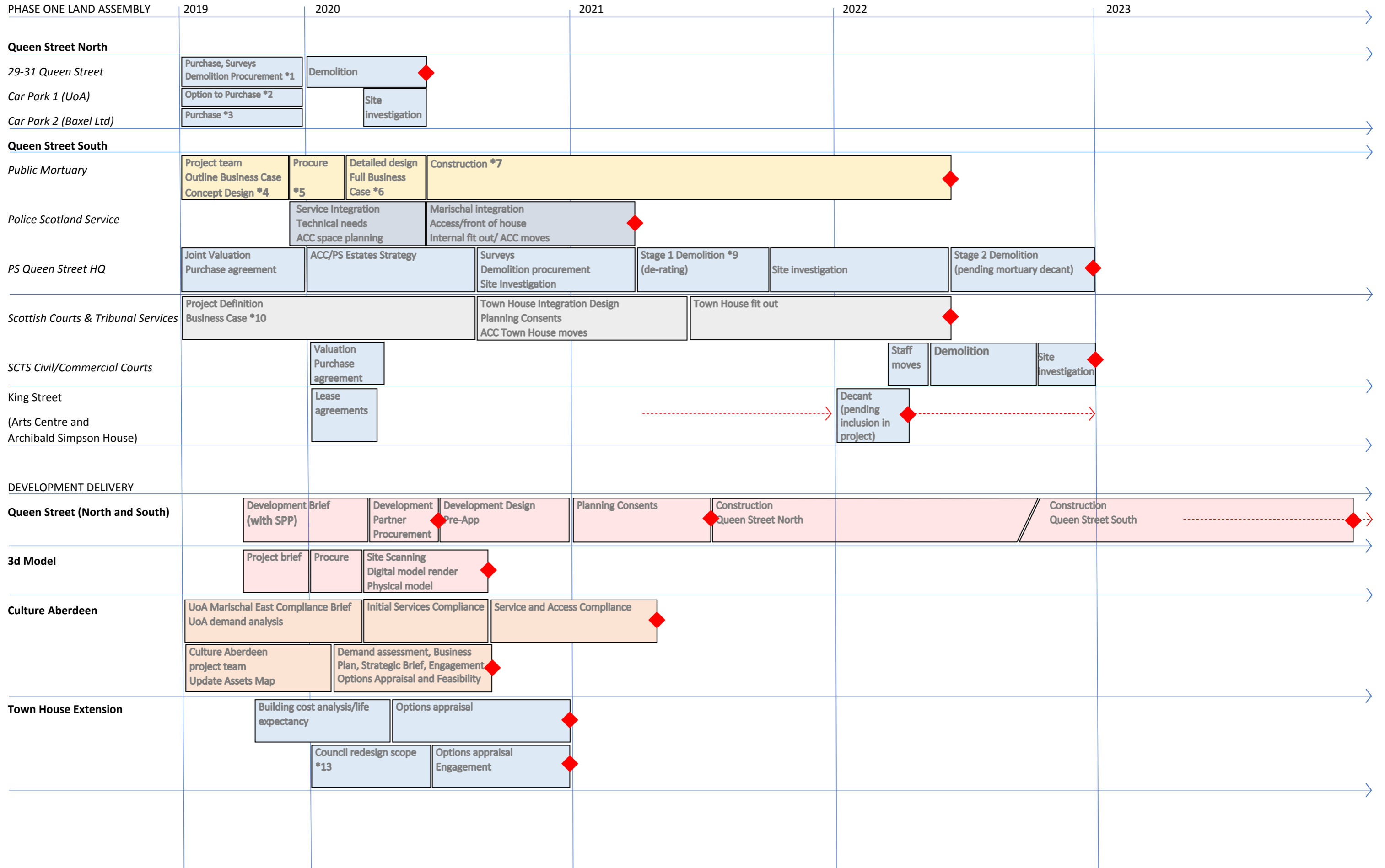


Appendix 1: Queen Street Critical Path



RISKS

- *1 Purchase unsuccessful: legal proceedings undertaken, timescale up to 6 months, risk of losing and paying costs, maintaining status quo (negotiate)
- *2 Purchase unsuccessful: potential CPO, timescale up to 2 years (negotiate)
- *3 Purchase unsuccessful: potential CPO, timescale up to 2 years (negotiate)
- *4 Project team not in place quickly enough to develop concept design and OBC by the end of October to allow reporting (use existing NHS contract)
- *5 Procurement responses insufficient/ not acceptable (clear briefing and industry day?)
- *6 Planning consents not granted (pre-application built into contract)
- *7 Construction programme delays (financial penalty clauses?)
- *8 Service integration needs not fully defined
- *9 Demolition not possible due to Mortuary and SCTS
- *10 Lack of commitment from SCTS
- *11 No suitable development partner leading to restarting procurement
- *12 Lack of funding
- *13 Resistance to change governance