

RISK : Architecture



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Challenges

The construction industry as whole is **risk averse.**

Many of the issues, conflicts, waste, is caused by this attitude.

Architects often walk a tightrope-
Innovation v Deliverable.

New design v Boring.

Cost ,Time, Deliverable,

All have measures of risk.



Main Concentration of risks

Design

All elements contains risk.
Innovative or conservative.
Most buildings are unique.
Most design is a gamble.
Designers try to remove risk.

Apply the principle of -
As Far As Reasonably Practical
ASFARP (legal term)



Risk and Understanding

“We have known knows.

We have know unknowns.

But we also have unknown unknowns. “

Donald Rumsfeld February 2012

Questions to ask....

How much risk is enough risk.

Is this a step too far.

Am I too risk averse.



AREAS

Innovate / follow the heard / too safe = boring

Business Risk

Resources, Profit, Competition, Mistakes,

Client Risk

Reliable, Finance, Trustworthy

Project Risk

Planning, Market, Government, Disasters

Design Risk

Aesthetics, Technology, Procurement, Cost



RISK

Other Business Risk

Professional Indemnity Insurance

Code of conduct

Market Pressures

Level of Service

Competence



RISK

Design - Health and Safety

CDM requires risk consideration

But too much paperwork

Excessive Bureaucracy

Poor outcomes



Scott Brownrigg

RISK

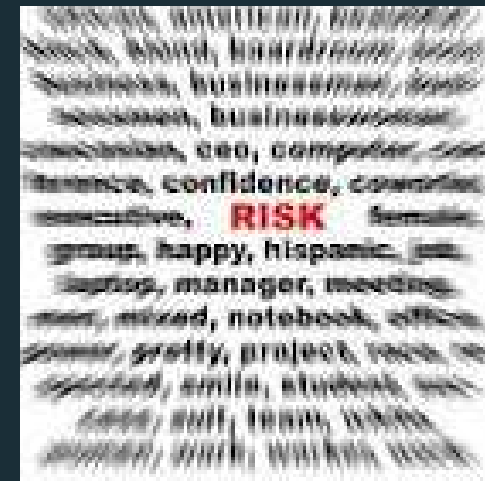
Other Business Risk

Sharing responsibility.

Performance.

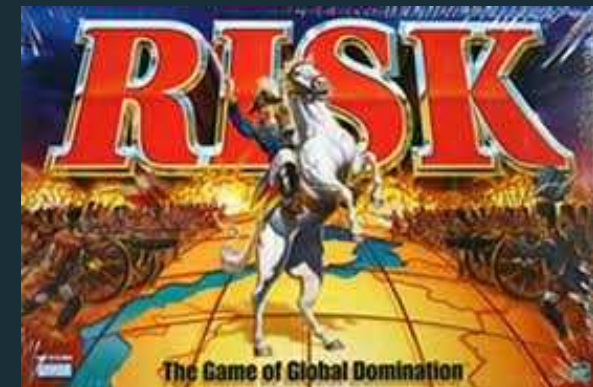
Staying in business.

Last man standing (collateral warranties).



RISK

Business Risk - Taking Control



RISK

Where do we go from here ?

Everyone needs a plan....

Need to understand the issues.

Plan ahead.

Ensure you understand the market.

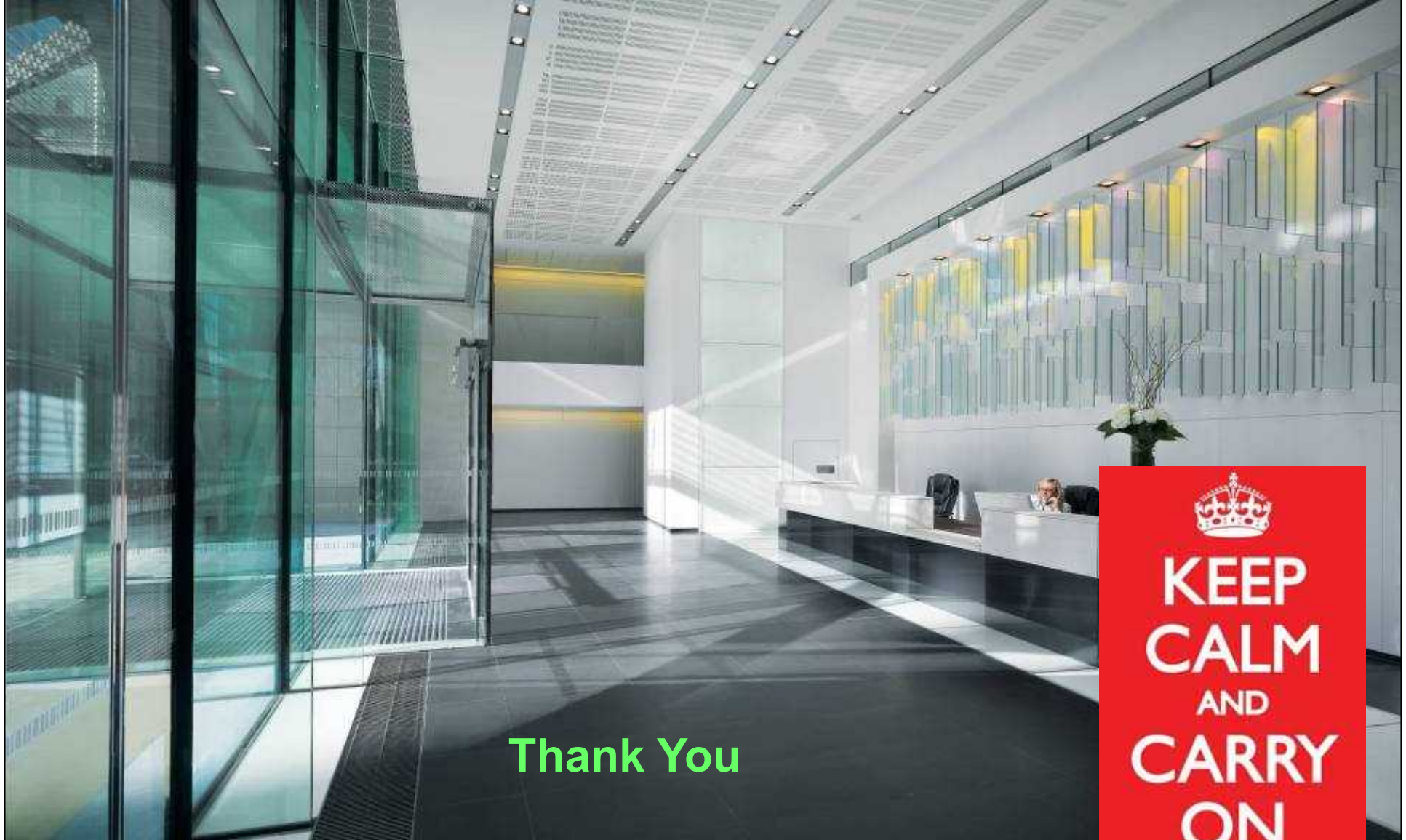
Invest, QA, R&D, BIM?.

Have safeguards in place.

At least you have some idea what's coming



RISK



Thank You



Scott Brownrigg