





SWIMMING - Access, Safety & Security	Outcome	Lead	Overall status
	Improved safety, access and security across the three Bathing Ponds.	Edwin Birch/Richard Chamberlain (C. Surveyors) Stefania Horne/ Paul Maskell (HH)	

Date of Report: 19 May 2022	Phase: Detailed Design
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Highlights	Next Steps	Metrics	Status
<ul style="list-style-type: none"> The concept design stage (RIBA 2) is now complete with the detailed design (RIBA 3) underway. The RIBA 2 Cost Plan has the forecasted estimated Construction Cost at £470,000 which is £15,000 over the initial feasibility study cost of £455,000. The forecasted estimated Construction Cost with an inflation allowance to the mid point of construction of Q1 2023 and a 10% client contingency is £540,000 excluding VAT. A detailed engagement has taken place with the swimming associations and their members both on online and during a site workshop at Hampstead Heath. The feedback is being reviewed and factored into the detailed designs. 	<ul style="list-style-type: none"> Planning submission 27 May RIBA Stage 3 - June. Gateway 3/4 Report - June. RIBA Stage 4 - August. Procurement/Tender - July /September. Gateway 5 Report - October/November. 	Budget	
		Schedule	
		Risk	

Risks and Issues	Reasons for RAG Status
<p>Key Risks</p> <ol style="list-style-type: none"> Work sequence & access restriction changes Cost increases due to market conditions and inflation Stakeholder buy-in 	<ol style="list-style-type: none"> Project is within planned timescales and budget. Plans are in place to mitigate the current risks.