De-risking the brief.
Fix it on paper, not on site.

Most project risk is baked in before anyone draws a line. A clear brief settles the big decisions early, while a change still costs an edit, not a programme.

Six things every brief must pin down

01
The science
Processes, lab types and containment levels, in plain words.

02
People + growth
Headcount today, and where it's heading in three to five years.

03
The kit list
Every major item, its size and the power, gases and extract it needs.

04
Flows + adjacencies
How people, samples and waste move, and what sits next to what.

05
Compliance
The standards, permits and validation the space must pass.

06
Budget + programme
A real number with contingency, and the date the science must start.

Vague vs de-risked

SOUNDS FINE	DE-RISKED
"We need a lab."	Two CL2 wet labs and write-up space for 20.
"Room to grow."	Space for 20 now and 45 within five years.
"Standard services."	A kit list with power, gases and extract per item.
"As soon as possible."	Science running by [date], tied to funding.

Ready for design?



- [x] Signed off by the people who'll use it
- [x] Every assumption written down
- [x] Budget includes contingency
- [x] Must-haves split from nice-to-haves
- [x] Brief tested against the site
- [x] One owner for every decision

Writing a brief? Let's test it together.