

Almshouses Refurbishment – Risk Register November 2018

Key Risks	Description / Impact	£ Loss Before Mitigation	Mitigation	£ Loss After Mitigation
Works Cost				
1.1 Scaffolding Cost inflation	<ul style="list-style-type: none"> Scaffolding Cost inflation: The market for scaffolding is highly volatile due to peaks and troughs in demand. 	£15,000	<ul style="list-style-type: none"> Market vigorously monitored, and decisions made swiftly to take advantage of cost savings. 	£10,000
1.2 Construction inflation	<ul style="list-style-type: none"> Construction inflation: the construction market is highly volatile at present due to economic and political pressures. 	£10,000	<ul style="list-style-type: none"> Programme vigorously monitored and strong relationship developed with contractor to manage costs 	£5,000
1.3 Delay in completing programme due to additional works	<ul style="list-style-type: none"> Following the commencement of the project we will be able to ascertain whether or not additional works will be required following opening up surveys 	£20,000	<ul style="list-style-type: none"> Opening up surveys commenced as soon as possible on site to incorporate any additional works into original programme 	£10,000
1.4 Potential for finding more asbestos	<ul style="list-style-type: none"> Asbestos surveys completed for majority of flats but impossible to assess 100% of the building. There will be a cost increase if additional asbestos found. 	£30,000	<ul style="list-style-type: none"> Work closely with the contractor at the start of the project to assess any additional asbestos and get it removed early to manage costs. 	£10,000
1.5 Strengthening & repairs to roof and wall structures following opening up works	<ul style="list-style-type: none"> Building has been surveyed externally but not possible to 100% confirm extent of repairs required. 	£75,000	<ul style="list-style-type: none"> Structures assessed at start of contract to minimise potential cost increases due to additional work being required 	£50,000
1.6 Additional fire stopping works	<ul style="list-style-type: none"> Building has been surveyed externally but not possible to 100% confirm extent of fire stopping required in all areas 	£30,000	<ul style="list-style-type: none"> Work closely with contractor on commencement to assess what additional works will be required. 	£15,000
1.7 Additional damp proofing and associated works	<ul style="list-style-type: none"> Not possible to confirm 100% extent of all damp in properties due to resident's furniture and possessions 	£15,000	<ul style="list-style-type: none"> On entry to residents' flats, carefully assess any additional damp proofing works and seek competitive quotes 	£10,000
Design Fees / QS				
2.1 Architect	<ul style="list-style-type: none"> Defined fees already competitively procured 	£nil		£nil
2.2 QS	<ul style="list-style-type: none"> Defined fees already competitively procured 	£nil		£nil
Other Fees				
3.1 Building Control Fee	<ul style="list-style-type: none"> Already benchmarked against previous costs / indicative prices received. 	£nil		£nil
1 Staff Costs	<ul style="list-style-type: none"> Not at risk provided project is not extended beyond City's control. 	£nil		£nil
Total estimated risk against estimated Capital spend		£195,000		£110,000