

City of London Gateway – Project Risk Register

Project Name Golden Lane Heating (Crescent House & Cullum Welch)

Gateway Stage Gateway 3/4

Estimated Capital Cost £2,800,000 mil (works)

Risk Rating

Low
Medium
High

Key Risks	Description / Impact	£ Loss Before Mitigation	Mitigation	£ Loss After Mitigation	Risk Rating	Risk Owner
Works Cost						
1.1 M&E Cost inflation	<ul style="list-style-type: none"> M&E Cost inflation: The market for M&E services and materials is highly volatile due to economic and political pressures. 	£220,000	<ul style="list-style-type: none"> Market vigorously monitored, and decisions made swiftly to take advantage of cost savings and lock in prices 	£100,000	M	
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. 	£100,000	<ul style="list-style-type: none"> Programme vigorously monitored and strong relationship developed with contractor to lock in costs 	£30,000	M	
1.3 Potential for asbestos	<ul style="list-style-type: none"> Surveys have not been carried out to all properties however contractors will be required to price 	£75,000	<ul style="list-style-type: none"> Complete R & D surveys to a selection of properties to assess the likelihood of occurrence 	£30,000	M	
1.4 Delay in construction due to residents refusing access	<ul style="list-style-type: none"> As the project will involve work to individual flats, access to site restricted/prevented could cause work to be delayed. 	£40,000	<ul style="list-style-type: none"> System to be designed so that installation is not reliant on accessing properties to proceed. 	£5,000	L	
1.5 Increase in prelims costs	<ul style="list-style-type: none"> Returned prices could exceed our expectations 	£50,000	<ul style="list-style-type: none"> Tender returns scrutinised and work closely with QS to analyse cost element of tender returns 	£20,000	L	
1.6 Challenge to tender awarding process	<ul style="list-style-type: none"> Any challenge to the tender process could result in delays and affect pricing 	£15,000	<ul style="list-style-type: none"> Ensure the tender process is followed and documented to avoid time delays Request tender validity period of minimum 6 months 	£5,000	L	
1.7 Significant change in sustainability sector	<ul style="list-style-type: none"> Significant changes to sustainability policy may lead to out of date installation being put in 	£10,000	<ul style="list-style-type: none"> External experts have assessed the most appropriate system for Estate however this should be reviewed prior to commitment 	£5,000	L	
1.8 Increase in cost due to unforeseen issues	<ul style="list-style-type: none"> Latent conditions - Issues not identified in surveys such as relocation of services 	£30,000	<ul style="list-style-type: none"> Investigate all typical layouts and work with consultants to ensure a 	£15,000		

identified during construction			range of flats are considered during the design stage			
1.9 Section 20 Challenges	<ul style="list-style-type: none"> Leaseholder(s) may challenge the Section 20 process or appointment of contractor 	£15,000	<ul style="list-style-type: none"> Ensure a competitive tender is held and appropriate procedures are followed and documented 	£nil	L	
1.10 Weather Delays	<ul style="list-style-type: none"> Inclement weather could prevent progress 	£30,000	<ul style="list-style-type: none"> Ensure the programme has taken inclement weather into consideration and allow for EOT with no cost. 	£5,000	L	
Total estimated risk against estimated Capital spend		£585,000		£215,000		