

City of London: Projects Procedure Corporate Risks Register

Project name: Southwark Estate Concrete Testing & Repair

Unique project identifier: TBC

Total est cost (exc risk) £1500000

Corporate Risk Matrix score table

PM's overall risk rating
Avg risk pre-mitigation
Avg risk post-mitigation
Red risks (open)
Amber risks (open)
Green risks (open)

Low
4.1
2.8
0
3
6

	Minor impact	Serious impact	Major impact	Extreme impact
Likely	4	8	16	32
Possible	3	6	12	24
Unlikely	2	4	8	16
Rare	1	2	4	8

Costed risks identified (All)

£80,000.00	5%
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Costed risk as % of total estimated cost of project

Costed risk pre-mitigation (open)

£80,000.00	5%
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" "

Costed risk post-mitigation (open)

£0.00	0%
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" "

Costed Risk Provision requested

£0.00	0%
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CRP as % of total estimated cost of project

- (1) Compliance/Regulatory
- (2) Financial
- (3) Reputation
- (4) Contractual/Partnership
- (5) H&S/Wellbeing
- (6) Safeguarding
- (7) Innovation
- (8) Technology
- (9) Environmental
- (10) Physical

Number of Open Risks	Avg Score	Costed impact	Red	Amber	Green
2	6.0	£0.00	0	2	0
4	5.0	£70,000.00	0	1	3
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
0	0.0	£0.00	0	0	0
3	1.7	£10,000.00	0	0	3

Issues (open)

0

Open Issues

Extreme	Major	Serious	Minor
0	0	0	0
0	0	0	0

All Issues

0

All Issues

Cost to resolve all issues (on completion)

£0.00

Total CRP used to date

£0.00

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Project Name:	Southwark Estate Concrete Testing & Repair	PM's overall risk rating:	Low	CRP requested this gateway	£ -	Average unmitigated risk	4.1	Open Risks	9
Unique project identifier:	TBC	Total estimated cost (exc risk):	£ 1,500,000	Total CRP used to date	£ -	Average mitigated risk score	2.8	Closed Risks	0

General risk classification										Mitigation actions							Ownership & Action						
Risk ID	Gateway	Category	Description of the Risk	Risk Impact Description	Likelihood Classification pre-mitigation	Impact Classification pre-mitigation	Risk score	Costed Impact pre-mitigation (£)	Costed Risk Provision requested Y/N	Confidence in the estimation	Mitigating actions	Mitigation cost (£)	Likelihood Classification post-mitigation	Impact Classification post-mitigation	Costed impact post-mitigation (£)	Post-Mitigation risk score	CRP used to date	Use of CRP	Date raised	Named Departmental Risk Manager/Coordinator	Risk owner (Named Officer or External Party)	Date Closed Or/Realised & moved to Issues	Comment(s)
R1	2	(2) Financial	Surveys identify emergency repairs	Additional expenditure may be required to make the buildings safe ahead of procurement of a repairs contractor.	Unlikely	Serious	4	£50,000.00	N	C – Uncomfortable	Survey contract to include Schedule of Rates for emergency repair and small contingency sums	£0.00	Rare	Minor	£0.00	1	£0.00		03/05/2019		David Downing		
R2	2	(10) Physical	Concrete deteriorates further between testing phase and repair phase	Protective measures may need to be employed to ensure safety of residents in the event of any undue delay between the testing and repair contracts	Rare	Serious	2	£10,000.00	N	B – Fairly Confident	Ensure repairs contract is let in good time following receipt of testing data	£0.00	Rare	Minor	£0.00	1	£0.00		03/05/2019		David Downing		
R3	2	(2) Financial	The cost of the repairs cannot be accurately estimated in advance of the testing process.	Broad estimate for estimated project sum at early stage of the project.	Likely	Minor	4	£0.00	N		Estimated costs to be revised at Gateway 3/4	£0.00	Rare	Minor	£0.00	1	£0.00		03/05/2019		David Downing		
R4	2	(10) Physical	Project delayed by extreme weather (survey stage)	Surveys will not be able to be safely carried out in extreme weather conditions. Programme would be subject to delay.	Rare	Minor	1	£0.00	N		Surveys to be scheduled for summer months	£0.00	Rare	Minor	£0.00	1	£0.00		03/05/2019		David Downing		
R5	2	(2) Financial	Surveys identify severe structural defects to the buildings	Identification of severe structural defects could result in forced closure of elements of the building (e.g. balconies).	Rare	Extreme	8	£0.00	N		None identified at present	£0.00	Rare	Extreme	£0.00	8	£0.00		03/05/2019		David Downing		Risk to be closed or elevated to issue once surveys complete.
R6	2	(1) Compliance/Regulatory	Lack of response to testing contract tender	Limited response may not ensure value for money or present a suitable contractor.	Possible	Serious	6	£0.00	N		Implement lessons learned re contractor engagement & selection from Cullum Welch concrete project	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2019		David Downing		
R7	4	(1) Compliance/Regulatory	Lack of response to repairs contract tender	Limited response may not ensure value for money or present a suitable contractor.	Possible	Serious	6	£0.00	N		Implement lessons learned re contractor engagement & selection from Cullum Welch concrete project	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2019		David Downing		
R8	4	(2) Financial	Section 20 challenge to repairs contract	Leaseholders may challenge the obligation to contribute to costs if repairs are attributable to structural defects. Challenge unlikely to be successful due to age of the buildings but could delay cost recovery and increase expense on officer time.	Rare	Major	4	£20,000.00	N	B – Fairly Confident	Communicate nature and cause of repairs clearly to residents once survey outcomes known.	£5,000.00	Rare	Major	£0.00	4	£0.00		03/05/2019		David Downing		circa 36% of project costs are recoverable by way of service charge from long leaseholders.
R9	5	(10) Physical	Project delayed by extreme weather (repairs stage)	Repairs will not be able to be safely carried out in extreme weather conditions. Programme would be subject to delay.	Unlikely	Minor	2	£0.00	N		Adopting a realistic programme with sufficient slack and flexibility to allow for inclement weather would be sensible.	£0.00	Rare	Minor	£0.00	1	£0.00		03/05/2019		David Downing		Concrete repairs can only be carried out in temperatures above 5°C. High winds may restrict access to scaffolded works or prevent safe abseil.
R10							£0.00				£0.00				£0.00		£0.00						
R11							£0.00				£0.00				£0.00		£0.00						
R12							£0.00				£0.00				£0.00		£0.00						
R13							£0.00				£0.00				£0.00		£0.00						
R14							£0.00				£0.00				£0.00		£0.00						
R15							£0.00				£0.00				£0.00		£0.00						
R16							£0.00				£0.00				£0.00		£0.00						
R17							£0.00				£0.00				£0.00		£0.00						
R18							£0.00				£0.00				£0.00		£0.00						
R19							£0.00				£0.00				£0.00		£0.00						
R20							£0.00				£0.00				£0.00		£0.00						
R21							£0.00				£0.00				£0.00		£0.00						
R22							£0.00				£0.00				£0.00		£0.00						
R23							£0.00				£0.00				£0.00		£0.00						
R24							£0.00				£0.00				£0.00		£0.00						
R25							£0.00				£0.00				£0.00		£0.00						
R26							£0.00				£0.00				£0.00		£0.00						
R27							£0.00				£0.00				£0.00		£0.00						
R28							£0.00				£0.00				£0.00		£0.00						
R29							£0.00				£0.00				£0.00		£0.00						
R30							£0.00				£0.00				£0.00		£0.00						
R31							£0.00				£0.00				£0.00		£0.00						
R32							£0.00				£0.00				£0.00		£0.00						
R33							£0.00				£0.00				£0.00		£0.00						
R34							£0.00				£0.00				£0.00		£0.00						
R35							£0.00				£0.00				£0.00		£0.00						
R36							£0.00				£0.00				£0.00		£0.00						
R37							£0.00				£0.00				£0.00		£0.00						
R38							£0.00				£0.00				£0.00		£0.00						
R39							£0.00				£0.00				£0.00		£0.00						
R40							£0.00				£0.00				£0.00		£0.00						
R41							£0.00				£0.00				£0.00		£0.00						
R42							£0.00				£0.00				£0.00		£0.00						
R43							£0.00				£0.00				£0.00		£0.00						
R44							£0.00				£0.00				£0.00		£0.00						
R45							£0.00				£0.00				£0.00		£0.00						
R46							£0.00				£0.00				£0.00		£0.00						
R47							£0.00				£0.00				£0.00		£0.00						
R48							£0.00				£0.00				£0.00		£0.00						
R49							£0.00				£0.00				£0.00		£0.00						

R50									\$0.00			\$0.00			\$0.00			\$0.00	
R51									\$0.00			\$0.00			\$0.00			\$0.00	
R52									\$0.00			\$0.00			\$0.00			\$0.00	
R53									\$0.00			\$0.00			\$0.00			\$0.00	
R54									\$0.00			\$0.00			\$0.00			\$0.00	
R55									\$0.00			\$0.00			\$0.00			\$0.00	
R56									\$0.00			\$0.00			\$0.00			\$0.00	
R57									\$0.00			\$0.00			\$0.00			\$0.00	
R58									\$0.00			\$0.00			\$0.00			\$0.00	
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R61									\$0.00			\$0.00			\$0.00			\$0.00	
R62									\$0.00			\$0.00			\$0.00			\$0.00	
R63									\$0.00			\$0.00			\$0.00			\$0.00	
R64									\$0.00			\$0.00			\$0.00			\$0.00	
R65									\$0.00			\$0.00			\$0.00			\$0.00	
R66									\$0.00			\$0.00			\$0.00			\$0.00	
R67									\$0.00			\$0.00			\$0.00			\$0.00	
R68									\$0.00			\$0.00			\$0.00			\$0.00	
R69									\$0.00			\$0.00			\$0.00			\$0.00	
R70									\$0.00			\$0.00			\$0.00			\$0.00	
R71									\$0.00			\$0.00			\$0.00			\$0.00	
R72									\$0.00			\$0.00			\$0.00			\$0.00	
R73									\$0.00			\$0.00			\$0.00			\$0.00	
R74									\$0.00			\$0.00			\$0.00			\$0.00	
R75									\$0.00			\$0.00			\$0.00			\$0.00	
R76									\$0.00			\$0.00			\$0.00			\$0.00	
R77									\$0.00			\$0.00			\$0.00			\$0.00	
R78									\$0.00			\$0.00			\$0.00			\$0.00	
R79									\$0.00			\$0.00			\$0.00			\$0.00	
R80									\$0.00			\$0.00			\$0.00			\$0.00	
R81									\$0.00			\$0.00			\$0.00			\$0.00	
R82									\$0.00			\$0.00			\$0.00			\$0.00	
R83									\$0.00			\$0.00			\$0.00			\$0.00	
R84									\$0.00			\$0.00			\$0.00			\$0.00	
R85									\$0.00			\$0.00			\$0.00			\$0.00	
R86									\$0.00			\$0.00			\$0.00			\$0.00	
R87									\$0.00			\$0.00			\$0.00			\$0.00	
R88									\$0.00			\$0.00			\$0.00			\$0.00	
R89									\$0.00			\$0.00			\$0.00			\$0.00	
R90									\$0.00			\$0.00			\$0.00			\$0.00	
R91									\$0.00			\$0.00			\$0.00			\$0.00	
R92									\$0.00			\$0.00			\$0.00			\$0.00	
R93									\$0.00			\$0.00			\$0.00			\$0.00	
R94									\$0.00			\$0.00			\$0.00			\$0.00	
R95									\$0.00			\$0.00			\$0.00			\$0.00	
R96									\$0.00			\$0.00			\$0.00			\$0.00	
R97									\$0.00			\$0.00			\$0.00			\$0.00	
R98									\$0.00			\$0.00			\$0.00			\$0.00	
R99									\$0.00			\$0.00			\$0.00			\$0.00	
R100									\$0.00			\$0.00			\$0.00			\$0.00	