

City of London: Projects Procedure Corporate Risks RegisterProject name: *Bernard Morgan House*Unique project identifier: *12056*Total est cost (exc risk) *£725505*

Corporate Risk Matrix score table

PM's overall risk rating	Medium		Minor impact	Serious impact	Major impact	Extreme impact
Avg risk pre-mitigation	5.5	Likely	4	8	16	32
Avg risk post-mitigation	3.3	Possible	3	6	12	24
Red risks (open)	0	Unlikely	2	4	8	16
Amber risks (open)	11	Rare	1	2	4	8
Green risks (open)	10					

Costed risks identified (All)

£0.00	0%
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Costed risk as % of total estimated cost of project

Costed risk pre-mitigation (open)

£0.00	0%
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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
0	0.0	£0.00	0	0	0
9	5.8	£0.00	0	5	4
6	5.7	£0.00	0	3	3
1	4.0	£0.00	0	0	1
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
2	4.0	£0.00	0	1	1
3	6.0	£0.00	0	2	1

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

City of London: Projects Procedure Corporate Risks Register

Project Name:			Bernard Morgan House					PM's overall risk rating:		Medium		CRP requested this gateway		£		-		Average unmitigated risk		5.5		Open Risks		21				
Unique project identifier:			12056					Total estimated cost (exc risk):		£		725,505		Total CRP used to date		£		-		Average mitigated risk score		3.3		Closed Risks		0		
General risk classification												Mitigation actions												Ownership & Action				Comment(s)
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						
R1	3	(3) Reputation	Not meeting the developers timeframes	Section 278 agreement specifies 12 months within which the City must complete works	Unlikely	Serious	4	£0.00			Ensure design team is aware of deadlines	£0.00	Rare	Minor	£0.00	1	£0.00		01/03/19	Design Team	Christian O'Keefe		Key dates and overall programme agreed with the developer					
R2	3	(9) Environmental	Coordination issues with nearby developments	Delays in completion of works	Unlikely	Minor	2	£0.00			Coordinate with Traffic Management	£0.00	Rare	Minor	£0.00	1	£0.00		01/03/19	Highways	Ben Manku		Communicating across department to ensure projects are linked					
R3	3	(4) Contractual/Partnership	Project design team not attending meetings, causing delays	Delays in completion of detailed designs	Unlikely	Serious	4	£0.00			Schedule DTM's ahead of programme	£0.00	Rare	Serious	£0.00	2	£0.00		01/03/19	Project Team	Sarah Jane Enson		Scheduled meetings in diary					
R4	3	(2) Financial	Principle Designer process takes too long	Delays in ability to complete design package	Unlikely	Serious	4	£0.00			Begin Principal Designer appointment procedure early	£0.00	Rare	Serious	£0.00	2	£0.00		01/03/19	Project Team	Sarah Jane Enson							
R5	3	(2) Financial	Lack of radar surveys interferes with design progress	Delays in completion of detailed designs	Possible	Serious	6	£0.00			Develop designs as far as possible to allow quick turnaround of utilities designs	£0.00	Unlikely	Minor	£0.00	2	£0.00		01/03/19	Design Team	Christian O'Keefe		Communicated issue to developer. Developing designs as far as possible to reduce delays to final detailed designs					
R6	3	(3) Reputation	Resident/stakeholder concern that scope does not include Fortune Street Park	Complaints to the City about the scope of the project	Likely	Serious	8	£0.00			Liaising with developer regarding possible funding/donation to park to mitigate increased footfall	£0.00	Likely	Serious	£0.00	8	£0.00		01/03/19	Project Team	Sarah Jane Enson		Scope is outside of the project and S106 agreement.					
R7	3	(3) Reputation	Scope of design does not respond to all feedback raised in consultations	Possible complaints to the City about the scope of the project	Likely	Serious	8	£0.00			FSP is not within remit of this project as it lies within the border of Islington	£0.00	Possible	Serious	£0.00	6	£0.00		01/03/19	Project Team	Sarah Jane Enson		Communicating with developer, Ward Members and local stakeholders to ensure designs address as many issues as possible					
R8	3	(10) Physical	Beech St tunnel closure impacting projects in the area	Possible delays to completion of works	Possible	Serious	6	£0.00			Coordinate with Traffic Management to ensure projects are clearly communicated	£0.00	Unlikely	Serious	£0.00	4	£0.00		01/03/19	Transportation	Kristian Turner		Regularly communicating with Beech St team, Transportation and Highways to ensure joined-up approach					
R9	3	(2) Financial	Delay in obtaining Committee Approval	Delays in completing S278 agreement and commencing works.	Unlikely	Serious	4	£0.00			Ensure scheme represents earlier gateway reports	£0.00	Rare	Serious	£0.00	2	£0.00		01/03/19	Project Team	Sarah Jane Enson		Submitting Committee Report asap to reduce delays					
R10	3	(2) Financial	Developer doesn't agree to the project cost of the design	Reopening of negotiations with the developer, possible delay in completing S278 agreement	Possible	Serious	6	£0.00			Offer design options and give developer early sight of costs for the scheme. Alter design specification if required.	£0.00	Unlikely	Serious	£0.00	4	£0.00		01/03/19	Project Team/ Developer	Sarah Jane Enson / Taylor Wimpy		Developer aware of project cost range and cost estimates					
R11	3	(2) Financial	Finalising detailed design takes too long	Delays in moving to next gateway	Unlikely	Serious	4	£0.00			Ensure the designer has all information required	£0.00	Rare	Serious	£0.00	2	£0.00		10/12/19	Project Team/ Developer	Sarah Jane Enson / Taylor Wimpy		Concept design agreed, developer keen to complete scheme quickly					
R12	4	(2) Financial	s.278 not paid in time	Delays in ability to commence works	Possible	Major	12	£0.00			Regular communication with developers Letter can be drafted earlier to release the money for the material order	£0.00	Rare	Major	£0.00	4	£0.00		10/01/20	Developer	Taylor Wimpy							
R13	4	(2) Financial	Delay in approving construction package	Delays in ability to commence works	Possible	Serious	6	£0.00			Ensure programme is communicated with all involved	£0.00	Unlikely	Serious	£0.00	4	£0.00		10/01/20	Design Team	Christian O'Keefe							
R14	4	(2) Financial	Utility diversions necessary	Increase in works cost and timeline	Possible	Serious	6	£0.00			Radar surveys to be undertaken asap	£0.00	Unlikely	Serious	£0.00	4	£0.00		10/01/20	Highways	Ben Manku		Amend desgins to avoid utilities if necessary					
R15	4	(10) Physical	Materials not ordered in time	Delays in ability to commence works	Unlikely	Major	8	£0.00			Developers can sign a letter to agree to release the money earlier so materials can be ordered prior to the signed 278 agreement	£0.00	Rare	Major	£0.00	4	£0.00		24/01/20	Design Team	Christian O'Keefe		Highways aware of all programme dates					
R16	4	(3) Reputation	Neighbouring stakeholders not consulted on proposals	Possible complaints to the City	Unlikely	Serious	4	£0.00			Engage with all stakeholders	£0.00	Rare	Serious	£0.00	2	£0.00		24/01/20	Project Team	Sarah Jane Enson		Ongoing engagement required					
R17	5	(9) Environmental	Delays to works due to bad weather	Increase in works timeline	Possible	Serious	6	£0.00			Build time contingency into programme if possible	£0.00	Possible	Serious	£0.00	6	£0.00		24/01/20	Highways/ Rineys	Ben Manku							
R18	5	(3) Reputation	Communication with occupiers unclear	Possible complaints to the City	Unlikely	Serious	4	£0.00			Give all surrounding occupiers notification of works	£0.00	Rare	Serious	£0.00	2	£0.00		24/01/20	Project Team	Sarah Jane Enson		Ongoing engagement required					
R19	5	(3) Reputation	Occupier complaints about noisy works	Possible increase in works timeline to enable working to take place at reduced times	Possible	Serious	6	£0.00			Minimise noisy working	£0.00	Possible	Serious	£0.00	6	£0.00		24/01/20	Project Team/ Riney's	Sarah Jane Enson/ Ben Manku		Advance notice to occupiers					
R20	5	(10) Physical	Site access during works	NA - works will be staggered to ensure access at all times	Unlikely	Serious	4	£0.00			Discussion with adjacent occupiers to understand their need for delivery / Agree access plan	£0.00	Rare	Serious	£0.00	2	£0.00		24/01/20	Highways/ Developer	Ben Manku		3 entrances to building should mitigate					
R21	5	(2) Financial	Project goes over budget	Cost will be covered by Section 278 works payment excess	Unlikely	Serious	4	£0.00			Ensure contingency element provided in budget	£0.00	Rare	Serious	£0.00	2	£0.00		24/01/20	Project Team / Highways	Sarah Jane Enson / Ben Manku		CoL not obliged to spend more than budget, adequate contingency will be put in place, identify optional elements to reduce costs					