

City of London: Projects Procedure Corporate Risks Register

Project Name:	BEMS Upgrade Project-Phase 1, Stage3: Guildhall Ea	PM's overall risk rating:	Medium	CRP requested this gateway	£ 32,269	Average unmitigated risk	6.6	Open Risks	17
Unique project identifier:	12268	Total estimated cost (exc risk):	£ 686,226	Total CRP used to date	£ -	Average mitigated risk score	4.2	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 on post-mitigation	Impact Classification on 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	5	(10) Physical	Presence of asbestos containing material which requires management prior to surveys/works being undertaken	Additional project costs and time delays	Unlikely	Minor	2	£10,000.00	Y - for costed impact post-mitigation	C - Uncomfortable	Survey to reduce uncertainty (cost included in project budget), add in float time to account for potential delays. If risk provision is insufficient then review impact on business case (and payback) before considering whether to either descope to exclude areas of higher management cost to to request additional funding.	£0.00	Unlikely	Minor	£1,000.00	2	£0.00	Management/Removal of asbestos to allow safe installation of works.	20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		Post Mitigation cost to be covered from Principal Contractor contingency
R2	5	(2) Financial	Supply and install equipment costs higher than expected.	Insufficient budget to deliver all project scope &/or enabling works, hence impact on business case.	Unlikely	Serious	4	£6,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Work closely with PC and Consultant engineer to ensure full scope is achieved and all potential, additional enabling works are identified.	£0.00	Unlikely	Serious	£21,769.00	4	£0.00	Cover any additional equipment costs	20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		Post Mitigation cost to be covered from Principal Contractor contingency
R3	5	(2) Financial	If enabling works costs higher than expected	Additional project costs and time delays	Possible	Serious	6	£6,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Close collaboration with RDC Tech and Col. IT to assess impact on IT network	£0.00	Unlikely	Serious	£3,500.00	4	£0.00	Cover extra IT costs	20/09/2023	City Surveyor's, Corporate Energy Team	City Surveyor's, Corporate Energy Team	Graeme Low	
R4	5	(2) Financial	Extra Out of hours working required	Insufficient budget to cover extra OOH Working	Possible	Serious	6	£12,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Engagement with Stakeholder to establish how much work needs to be OOH	£0.00	Possible	Minor	£3,000.00	3	£0.00	Cover extra OOH costs sub contractors	20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		Post Mitigation cost to be covered from Principal Contractor contingency
R5	5	(5) H&S/Wellbeing	Disruption to site services/operations during installation	Some level of disruption (interruption to the operation of building assets being replaced) is inevitable. The potential impact of the disruption could be some ventilation, heating or cooling systems being unavailable for a number days.	Unlikely	Serious	4	£0.00	N	B - Fairly Confident	Good project planning, driven by competent appointed Project Manager, to minimise the likelihood and impact of known or potential disruption. This could include the timing of works, provision of temporary alternative services, and ensuring this is well communicated to stakeholders.	£0.00	Likely	Minor	£0.00	4	£0.00		20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		
R6	5	(5) H&S/Wellbeing	An accident/injury related to the works being undertaken for the installation	Depends on the nature of the accident/injury, but potentially; project delays and legal action.	Possible	Major	12	£0.00	N	B - Fairly Confident	Ensure project is specified, designed, procured, and installed/managed in accordance with regulations and Col policies. A competent Project Manager, with appropriate experience in building services installations, will be appointed to manage the projects from GW3/4 stage until installation completion and hand-over and ensure compliance with regulations and Col. policies.	£0.00	Rare	Extreme	£0.00	8	£0.00		20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		
R7	5	(4) Contractual/Partnership	Installation is not compliant	Depending the nature of the compliance this could have minor to major issues. It could result in essential services being shut-down or building areas being unoccupied.	Unlikely	Major	8	£22,000.00	N	B - Fairly Confident	Through due diligence, Control of Contractors, and Project Manager resources; ensure specification and installation meets standards. Enhanced scrutiny should be given to works to services which have higher risks.	£0.00	Rare	Extreme	£0.00	8	£0.00		20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		
R8	5	(4) Contractual/Partnership	Occupants/users are not satisfied with final outcome	Poor performance from new building services could result in minor or major dissatisfaction depending on the resulting issues.	Unlikely	Major	8	£0.00	N	B - Fairly Confident	Through due diligence, Control of Contractors, and Project Manager resources; ensure specification and installation meets standards. Enhanced scrutiny should be given to works to services which have higher risks.	£0.00	Rare	Major	£0.00	4	£0.00		20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		
R9	5	(2) Financial	Consultancy services - addition requirements Fee	If Consultant requires extra hours to complete services	Possible	Minor	3	£5,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Work closely with Successful consultancy firm to ensure services are cover under tender fee proposal	£0.00	Unlikely	Serious	£3,000.00	4	£0.00	Cover extra hours consultancy services	20/09/2023	City Surveyor's, Corporate Energy Team	Graeme Low		

R10	5	(2) Financial	Additional £800,000 will be required to fund the migration the BEMS for the GYE police offices, to be added to the current available funding.	Current funding cant cover the cost of migrating the GYE Police offices BEMS	Likely	Extreme	32	£800,000.00	N	8 – Fairly Confident	Descope GYE Police offices BEMS from Project	£0.00	Unlikely	Serious	£0.00	4	£0.00		13/10/2023	City Surveyor's, Corporate Energy Team	Graeme Low		
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						