Sity of London: Projects	Procedure Corpo	orate Risks Register													
Project nam	e: Walbrook Wh	narf (Phase 2 building)	[Climate	Action Strategy	/ (CAS) – Cap	ital Delivery Pr	ogramme fo								
Unique project identifier	:														
Total est cost (exc ris	k) £169378														
·				C	orporate Risk M	latrix score table	!								
M's overall risk rating	Medium				Serious impact	Major impact	Extreme impac								
wg risk pre-mitigation	6.2	Likely		4	8	16	32								
vg risk post-mitigation	3.2	Possible)	3	6	12	24								
Red risks (open)	2	Unlikely	,	2	4	8	16								
Amber risks (open)	8	Rare		1	2	4	8								
Green risks (open)	12				-		0								
ioni iono (opon)	12	<u></u>													
osted risks identified (A	II)	£110,720.10	65%	Costed risk as % of total estimated cost of project											
osted risk pre-mitigation	n (open)	£110,720.10	65%	" "											
costed risk post-mitigation	on (open)	£0.00	0%	" "											
Costed Risk Provision re	,	£24,393.63	14%	CRP as % of tota	l catimated acat	of project									
ootou Kisk i Tovision To	questeu	£24,595.05	14%	CRP as % UI lola	i estimateu cost	or project									
		Number of Open	Avg	Costed impact	Red	Amber	Green								
(1) Complianc	e/Regulatory	RISKS 2	Score 2.0	£7,500.00	0	0	2								
(2) Financial	,	3	6.0	£33,875.60	0	3	0								
(3) Reputation		0	0.0	£0.00	0	0	0								
(4) Contractua		8	5.1	£24,000.00	1	2	5								
(5) H&S/Wellb	=	4	10.0	£25,406.70	1	1	2								
(6) Safeguardi	ng	1	4.0	£0.00	0	0	1								
(7) Innovation		0	0.0	00.03	0	0	0								
(8) Technolog (9) Environme		0	0.0 12.0	£0.00 £0.00	0	1	0								
(10) Physical	intai	3	6.0	£19,937.80	0	1	2								
(- / /				210,001100	-										
				Extreme	Major	Serious	Minor								
Issues (open)	0	Open	Issues	0	0	0	0								
All Issues	0	All	Issues	0	0	0	0								
Cost to resolve	all issues]												
	mpletion)	£0.00		Total CRP us	sed to date	£0	.00								
•	· · ·		J		L										

		Project Name:	Walbrook Wharf	(Phase 2 building	ı) [Clima	te Action	•	PM's overall	Medium		CRP requested	£	24,394]	Average		6.2			Open Risks	22	
U	nique	project identifier:			,, [estimated cost	£	169,378	this gateway Total CRP used to	£	-		itigated risk e mitigated		3.2		•	Closed Risks	0	
	eral risl	k classification						(exc risk):			date Mitigation actions				risk score			Ownershi		L		
Risk ID	Gate	eway Category	Description of the Risk	Risk Impact Description	Likelihood Classificati n pre- mitigation	Impact OClassification n pre- mitigation	Risk score	Costed impact pre- mitigation (£)	Costed Risk Provision equested I/N	Confidence in the estimation	Mitigating actions	Mitigation cost (£)		i Classificat	Costed impact post- mitigation (£)	Mitiga	CRP used to date	Date raised	Named Departmental Risk Manager/ Coordinator	(Named	Date Closed OR/ Realised & moved to	Comment(s)
R1	5	(2) Financial	Main works variations/delays Cause: changes during the design or installation stage based on further design work, surveys and consultation with building control, planning conservation and other stakeholders Event: may require further design or installation works and could lengthen the programme	Additional costs and delays, no budget is available to meet this then scope of the project would need to be changed or an issue report raised to request the additional budget	if Possible	Serious	6	£8,468.90	Y - for mitigation costs	B - Fairly Conflident	CRP requested to address this if it occurs	£9,315.85	Likely	Minor	£0.00	4	£0.00 To address any need for contract variation	or 12/12/23	Darren Horrigan	Darren Horrigan		
R2	5	(1) Compliance/Re gulatory	Permissions and compliance Cause: planning permission not required for this phase Event: additional fees for application and input required from contractor	Cost for planning fees	Unlikely	Minor	2	£2,500.00	N	B - Fairly Confident	CRP included for in R1	£0.00	Possible	Minor	£0.00	3	£0.00 To address any need for contract variation	or 12/12/23	Darren Horrigan	Darren Horrigan		To be funded from approved GWS budget to support project implementation
R3	5	(2) Financial	residation to pipework Couse; quality of insulation (attachment, installation, (attachment, installation, does not meet requirements Event; head leakage to the population toron, pipe nor residently applied to entitle or mercing insufficient head being appelled to entitle or mercing potential compliance or H&S sink with regard Disilipation ECOuse; quality of installation Couse; quality of installation control, noisy of failing to operate on demand. Event; insufficient head or coolfil where required frought cold froit grant user or wurstiffied, potential compliance or Info grant user or wurstiffied, potential compliance or Info grant political grant propertives not being actile vot	Additional costs to rectify issues	Possible	Serious	6	£16,937,80	N	8 – Fairly Confident	Good design and consultation with stokeholders. Strict outsidence for continence to warming to ensure that any mistakes the strict of the st	£0.00	Possible	Minor	20.00	3	£0.00 N	A 12/12/23	Darren Horligan	Darren Horrigan		To be funded from approved GWS budget to support project implementation
R4	5	(1) Compliance/Re gulatory	results in pumps running out of control or noisy. Replacing of three part valves with two Permissions and compliance Cause: planning or building control requires design changes Event: additional cost of	Capital cost for additional works	Unlikely	Minor	2	£5,000.00	Y - for mitigation costs	B – Fairly Confident	CRP requested to address potential additional works cost	£5,000.00	Possible	Minor	£0.00	3	£0.00 To allow for addition scope of world	al 12/12/23	Darren Horrigan	Darren Horrigan		
25	5	(10) Physical	Accidental property damage due to movement of equipment Cause: impact of items to property/littings from equipment fransfer to/from works space, within the spaces Event: damage to property within access routes or work space	Additional project time delay. Cost of repairs. Disruption caused by damage/repairs.	Unlikely	Serious	4	£8,468.90	N	8 - Fairly Confident	The main risk relates to any transfer of equipment to/from the back of house plant room areas which can be fully mittigated through restricting access route to low kis areas, well developed RAMS and good installation supervision.	£0.00	Rare	Minor	£0.00	1	£0.00	12/12/23	Darren Horrigan	Main Contractor: Vital Energi		Uaison required with building manager
R6	5	(4) Contractual/Part nership	Unable to enter into contract within fixed price proposal period	Additional costs due to inflation	Unlikely	Minor	2	£5,000.00	N	B – Fairly Confident	Fixed price is 90 days and the approval process should be short due to delegated authority under CAS programme. If 90 days was exceeded, the increased costs are likely to be minor.	£0.00	Unlikely	Minor	£0.00	2	£0.00	12/12/23	Darren Horrigan	Main Contractor: Vital Energi		
R7	5	(4) Contractual/Part nership	Supply delivery disruption Cause: disruption to the transport system Event: delays for materials and personnel	Additional project time delay.	Unlikely	Minor	2	20.00	N	B - Fairly Confident	None of the items being installed are difficult to access and so very low risk to the supply of the selected products	£0.00	Rare	Minor	£0.00	1	20.00	12/12/23	Darren Horrigan	Main Contractor: Vital Energi		

R8	(4) Contractual/Part Couse: contractor iquidity neship (iquidity Event: contractor insolvency)	Unlikely Extreme	ie 16	\$0.00	N	B-Fairly Confident	Works to be delivered introduced introduced incontract with ground contract with ground contract of the property of the size of the company. These is not that the sub-contractor could be company, the size of the company, the size of the company, the size of the company. The property of the size of the contractor could be company that the Main Contractor arranges on alternative sub-contractor but the installation works do not require a specialist contractor.	£0.00 Rare	e S	erious (£0.00	2	£0.00		12/12/23	Darren Horrigan Darren Horrigan	
R9	Commissioning and snaggling delays Cause: commissioning and or specific project time (4) Contractual/Part time nearhip exert the quality of remaining words might be leoparded middlets are not spotted on time	Possible Minar	3	£5,000.00	N	B – Fairly Confident	Ensure Main Contractor carries out their QA process effectively. Procured PM services will support quality control checks.	£0.00 Unlik	kely A	Ainor	£0.00	2	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R10	(4) Contractud/Port Course disputes between the nearly contractud project time feeting the contractor of the contractor	Unlikely Serious	4	£5,000.00	N	B - Fairly Confident	Works to be delivered through call-off contract with existing Main Contractor - Vital Energi. Condadered unlikely due to the existing Ciki framework contract being well developed and used for a number of years. A specific LOT contract will be in place for the works in scope of the project.	£0.00 Rare	e S	erious	£0.00	2	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R11	Contractor performance Cause: contractor or or (4) Contractual/Part performing to expectations enership attented and delays in delivering key milestones	Possible Serious	6	£3,000.00	N	B – Fairly Confident	Careful contractor selection, using established frameworks. Good project management and controls with frequent meetings, key milestones, regular contract reports, regular site inspections.	£0.00 Unlik	lkely S	ierious	£0.00	4	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R12	5 (4) Contractual/Part Couse faulty equipment Inconvenience to tenant Event: ECM not operating a building conditions are no intended as detailed in R3	Devilete Codern	6	£3,000.00	N	B – Fairly Confident	Ensure all ECMs products are of good quality. Ensure installers are experienced and qualified. Ensure effective QA process.	£0.00 Unlik	kely A	Minor	£0.00	2	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R13	Coordination between the various ECMs and on site maintenance Case part of the coordination of the co	Unlikely Minor	2	£3,000.00	N	B – Fairly Confident	Early and ongoing engagement with all key stakeholders especially the Building Manager	£0.00 Unlik	kely A	Alnor	£0.00	2	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R14	S (S) H&S/Wellbeing Albeitos Couse: unanveyed creas of line delay white obsesto managed. Additional project costs time delay white obsesto managed.	nd is Unlikely Serious	4	£8,468.90	Y - for mitigation costs	C – Uncomfortable	Asbestos R&D surveys planned for all risk areas. CRP requested to allow for any discovered asbestos to be managed. Where risk budget is insufficient the scope of the project may need to be changed to avoid asbestos risks, or an issue raised to obtain surher budget to address.	£3,000.00 Rare	e S	erious	£0.00	2	£0.00	Manage asbestos if discovered	12/12/23	Darren Horrigan Darren Horrigan	
R15	Works Course occident while working on or near electrical equipment, unade works or installation, working in a plant so, working his power fools (3) H&S/Wellbeing to the property of the power fools or in the vicinity of the works, electrical fire, domage to properly.	al Possible Extreme	ie 24	£8.448.90	N	B - Fairly Conflident	Selection of experienced and competent confractors. Scruliny of plans, RAMs and monitoring of works to earns. Co. compliance with CDM, Co.L MS. Policy, and any specific site requirements.	£0.00 Rare	e E	ödreme	£0.00	8	£0.00		12/12/23	Darren Hortigan Main Contractor: Vital Energi	
R16	Covid-19 or similar pandemic Cause: Covid-19 authorized Event: disuppliant to (5) H&S/Weilbeing (5) H&S/Weilbeing personnel, restricted or any document of the building personnel, restricted or any occess to the building.	ilay Likely Serious	8	£8,468.90	N	B – Fairly Confident	Work in accordance with Cot. COVID-19 and similar public health safe guidelines, including the use of face masks and social distance between social distance between teams, limiting personnel within confined plant rooms where possible. Vaccination of site personnel.	£0.00 Poss	sible S	erious	£0.00	6	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	
R17	Noise nuisance Cause: use of power tools for vuiting a vuiting Event: noise is auditate to eccupants.	Unlikely Serious	4	£0.00	N	B – Fairly Confident	Consultation with stakeholders to understand potential impacts. Careful planning of works to avoid time when this may be an issue.	£0.00	Unlikely	Minor	£0.00	2	£0.00		12/12/23	Darren Horrigan Main Contractor: Vital Energi	

R18 5	(6) Safeguarding	Vehicle access and/or collisions Cause: Vehicle access to working bays and appropriate locations to avoid refuse lorries Event: Possible injuries to drivers, vehicle or pedestrians	Reputation damage and financial loss	Unlikely	Serious	4	£0.00	N B-Fairly Confident	Good contractor management, ensuring construction plan and RAMS are in place. Only authorised drivers should be granted permission for access to site. Extra training provided to take into account the risk and size of retuse iomies.	00.03	Rare	Extreme	£0.00	8	£0.00	12/12/23	Darren Horrigan Main Contractor: Vital Energi		
R19 5	(10) Physical	Redecoration Cause: any ECM installation do not match up with existing fixing points highlighting the need for redecoration. Event: minor damage to the surface, or exposing an undecorated surface	May cause a noticible visual appearance issue	Unlikely	Minor	2	£3,000.00	Y B – Fairly Conflident	All ECMS will be in back of house areas and a making good allowance has been included in the main contract budget.	£0.00	Unlikely	Minor	£0.00	2	£0.00	12/12/23	Darren Horrigan Main Contractor: Vital Energi		
R20 6	(10) Physical	Post ECM installation Cause: a fault with the design, installation or commissioning results Event: ECM not operating as intended or to specification	Inconvenience to tenants or building manager, H&S risk if the building in the being heacted to the levels required.	Possible	Major	12	£8.448.90	8—Fairly Conflident	Constit design and specification. Selection of contractor experience with these types of works for these types of environments. Good project control and monitoring to ensure indication meets indication	£0.00	Unlikely	Minor	.00.03	2	£0.00	12/12/23	Darren Horrigan Main Centractor: Vital Energi		
R21 6	(9) Environmental	Sovings lower than estimated Cause: inoccuriate consumptions or activations, summitted and consumptions or activations assumed to activate the control of the control of the control settings of the ECMs, post-installation maintenance issues with the wider installation maintenance issues with the wider installation maintenance installation and the ECMs of the control of the contro	Unable to verify project meets the GWS savings tragest for cabon emissions and energy costs. Project provides less support to the provides less support to the conficiency for the provides less support to the conficience of the gws. The g	Possible	Major	12	20.02	N 8-Fairy Confident	Soze saving estimates on conservative assumptions. Refine estimations based on find design. Yeally assumptions throughout the provided saving sources provided through the provided saving sources are sourced to the provided saving sources and the provided saving sources with the provided saving sources with the provided includes a Monitoring and Verification exercise.	£0.00	Possible	Serious	0.03	6	£0.00	12/12/23	Darren Horrigan Main Confractor: Vital Energi		
R22 5	(2) Financial	Extended Project Management services required Cause: Project programme is extended Event: need for extended project management services	Unable to provide sufficient Project Management support to the whole programme	t Possible	Serious	6	£8,468.90	Y - for milligation costs B - Fairly Confident	CRP requested	£7,077.78	Possible	Minor	£0.00	3	£0.00	12/12/23	Darren Horrigan Darren Horrigan		
R23 R24																			
R25																			
R26 R27																			
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R69									
R70									
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R75									
R76									
R77			£0.00		£0.00	£0.00			
R78			£0.00		£0.00	£0.00			
R79			£0.00		£0.00	£0.00			
R80			£0.00		£0.00	£0.00			
R81			£0.00		£0.00	£0.00			
R82			£0.00		£0.00	£0.00			
R83			£0.00		£0.00	£0.00			
R84			£0.00		£0.00	£0.00			
R85			£0.00		£0.00	£0.00 £0.00			
R86			£0.00		£0.00				
R87			£0.00		£0.00	£0.00			
R88			£0.00		£0.00	£0.00			
R89			£0.00		£0.00	£0.00			
R90			£0.00		£0.00	£0.00			
R91			£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		l
R95	·		£0.00	The state of the s	£0.00	£0.00	£0.00		
R96			£0.00		£0.00	£0.00	£0.00		l
R97			£0.00		£0.00	£0.00	£0.00		
R98			£0.00		£0.00	£0.00 £0.00	£0.00		l
R99			£0.00		£0.00	£0.00	£0.00		
R100			£0.00		£0.00	£0.00	£0.00		l