

City of London: Projects Procedure Corporate Risks Register

Project name: Creed Court S.278

Unique project identifier: PV12032

Total est cost (exc risk) £800000

Corporate Risk Matrix score table

PM's overall risk rating

Low
5.2
3.2
0
10
5

	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

Avg risk pre-mitigation

Avg risk post-mitigation

Red risks (open)

Amber risks (open)

Green risks (open)

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
6	5.0	£0.00	0	4	2
2	5.0	£0.00	0	1	1
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
0	0.0	£0.00	0	0	0
6	5.7	£0.00	0	5	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

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Project Name: Creed Court S.278		PM's overall risk rating: Low	CRP requested this gateway: £ -	Average unmitigated risk: 5.2	Open Risks: 15
Unique project identifier: PV12032		Total estimated cost (exc risk): £ 800,000	Total CRP used to date: £ -	Average mitigated risk score: 3.2	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 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	5	(2) Financial	Increase in the costs of construction, including material, in 2021, when the works are to start.	Overall cost of the project will be affected / impacted	Possible	Serious	6	£0.00			Monitor staff and consultant expenditure on a weekly/fortnightly basis	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R2	5	(10) Physical	Postponment of site release from the developer due to delays in the development programme	delays highway works / construction on site	Possible	Serious	6	£0.00			Regular liaison with the developer to ensure any changes in their programme are captured and reflected with the Highway construction programme.	£0.00	Possible	Serious	£0.00	6	£0.00		20/05/2020	Public Realm & Highways	Andrea Moravcova & Jessica Frith					
R3	5	(10) Physical	The areas of the site released by developer at different rate / times from planned schedule	phasing of the construction programme will be affected, delaying the completion of the works	Possible	Serious	6	£0.00			regular liaison with the developer to ensure the potential changes of works completion are communicated to the construction team	£0.00	Possible	Serious	£0.00	6	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R4	5	(2) Financial	Changes to phasing of the construction programme due to highway areas being released at different rate / times from planned schedule	incurrence of costs / charges for the City's contractor assistance with deliveries to neighbouring premises (Ludgate Square)	Possible	Serious	6	£0.00			Regular liaison with the developer and their contractor to ensure any changes in their programme are captured and considered within the Highway construction programme.	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2020	Public Realm & Highways	Andrea Moravcova & Jessica Frith					
R5	5	(2) Financial	Potential changes to the City's term contractor in June 2022	increase to work / material costs	Possible	Serious	6	£0.00			Inform developer of possibility to increase in costs due to the potential changes in term contractor and engage with a new contractor as soon as possible to confirm the costs.	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R6	5	(3) Reputation	Report not produced in time, missing internal senior sign off, and committee dates	Delays to start on site	Unlikely	Serious	4	£0.00			Ensure the relevant processes are followed and the appropriate approvals are sought at every stage.	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R7	3	(3) Reputation	Members do not approve the design and delivery process	Delays to programme and increase to the overall budget	Possible	Serious	6	£0.00			Ensure sufficient information on progress of the project and details on design and delivery process is provided within the reports	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R8	3	(4) Contractual/Partnership	Project design team are unable to attend or do not contribute to key team meetings	Delays to the project and affects the achievement of key milestones	Unlikely	Serious	4	£0.00			Schedule Design team meetings in advance proposing numerous dates for the meeting and offering remote connections to the meeting	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R9	5	(10) Physical	S278 agreement signed after the end of January 2021	Delays to the project programme / time-lines, including preparation of the committee reports and resubmission of the design.	Possible	Serious	6	£0.00			Liaise closely with the developer to achieve the sign off of the agreement before January 2021	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R10	5	(10) Physical	Costs of the project not agreed before January 2021	Delay to the project programme / time-lines	Possible	Serious	6	£0.00			Provide estimated costs early in the process and liaise closely with the developer to reach an agreement. After design specification if necessary	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R11	5	(2) Financial	Unknown underground utilities	delay in construction programme and increase to the project budget	Rare	Major	4	£0.00			Undertake topo and radar survey & liaise with the developer and highways teams to share information	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Highways	Jessica Frith					
R12	5	(10) Physical	works or closures on the wider road network	delays to the programme	Possible	Serious	6	£0.00			liaise with highway management team and ensure that the dates for works on site are included in their programme	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Highways	Jessica Frith					
R13	5	(10) Physical	deep excavation in conservation area	will require archaeological watching brief	Unlikely	Serious	4	£0.00			Carefully considered design proposals to be assessed	£0.00	Rare	Serious	£0.00	2	£0.00		20/05/2020	Highways	Jessica Frith					
R14	5	(2) Financial	Key stakeholders (Dominvs, McAlleer & Rushe) do not approve the designs	delay in the delivery of the project and increase in costs (re-design, staff time)	Rare	Serious	2	£0.00			Agree design in principle before detailed design is progressed. Regularly liaise with key stakeholders to keep them informed.	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/05/2020	Public Realm	Andrea Moravcova					
R15	5	(2) Financial	Developer does not agree to the project costs 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. After design specification if required.	£0.00	Unlikely	Serious	£0.00	4	£0.00		20/07/2020	Public Realm	Andrea Moravcova					