

**City of London: Projects Procedure Corporate Risks Register**

**Project Name:** *West Ham Park Playground refurbishment*

**Unique project identifier:** *11953*

**Total budget estimate:** *£864775*

*Corporate Risk Matrix score table*

<b>PM's Overall risk rating</b>	<b>Medium</b>
<b>Avg unmitigated risk score</b>	<b>6.2</b>
<b>Avg mitigated risk score</b>	<b>4.3</b>
<b>Red risks (open)</b>	<b>1</b>
<b>Amber risks (open)</b>	<b>7</b>
<b>Green risks (open)</b>	<b>6</b>

	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)**

£910,300.00	105%
£314,000.00	36%
£155,000.00	18%
£155,000.00	18%

*% risk total against budget estimate*

**Costed risk carried (Live)**

" "

**Costed mitigated risk carried (Live)**

" "

**Costed Risk Provision requested**

*Value of the costed risk provision requested*

- (1) Service Delivery/ Performance
- (2) Financial
- (3) Reputation
- (4) Legal/ Statutory
- (5) Safety/ Health
- (6) Objectives

Number of Open Risks	Avg Score	Costed impact	Red	Amber	Green
3	3.7	£22,000.00	0	1	2
8	6.6	£160,000.00	0	6	2
0	0.0	£0.00	0	0	0
1	3.0	£7,000.00	0	0	1
2	10.0	£125,000.00	1	0	1
0	0.0	£0.00	0	0	0

<b>Issues (open)</b>	1
<b>All Issues</b>	1

**Open Issues**

Extreme	Major	Serious	Minor
0	0	1	0
0	0	1	0

**All Issues**

**Cost to resolve all issues (on completion)** £13,000.00

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Project Name:	West Ham Park Playground refurbishment	PM's Overall risk rating:	Medium	Costed risk provision requested:	£ 155,000	Average unmitigated risk	6.2	Open Risks	14
Unique project identifier:	11953	Lifetime total budget estimate:	£ 864,775			Average mitigated risk score	4.3	Closed Risks	2

General risk classification										Mitigation actions						Ownership & Action			
Risk ID	Category	Description of the Risk	Risk Impact Description	Likelihood Classification	Impact Classification	Risk score	Costed impact (£)	Contingency requested Y/N	Confidence in the estimation	Mitigating actions	Mitigation cost (£)	Likelihood Classification after mitigation	Impact Classification after mitigation	Costed impact after mitigation (£)	Mitigated Risk score	Date raised	Named Departmental Risk Manager/Coordinator	Risk owner (Named Officer or External Party)	Date Closed OR/Realised & moved to archive
R1	(1) Service Delivery/ Performance	Construction adjacent to functional public areas	Longer delivery programme to manage operational needs around existing park	Possible	Minor	3	£10,000.00	Y	B – Fairly Confident	Work closely with contractors to reduce programme length by phasing. Sufficient publicity within public groups for any closures.	£1,000.00	Unlikely	Minor	£0.00	2	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R2	(1) Service Delivery/ Performance	Listed park hence possibility of finding archeological remains at demolition stage	Desktop study and previous project knowledge indicates minor likelihood which can cause some programme delays	Unlikely	Minor	2	£2,000.00	Y	B – Fairly Confident	Work closely with Park staff and previous project files to assess likelihood of such find. If needed appoint archeological consultant.	£0.00	Unlikely	Major	£2,000.00	8	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R3	(1) Service Delivery/ Performance	Staffing - loss or re-assignment of key project staff	Delay in completion and/or increased costs through having to use external resource i.e. consultants	Possible	Serious	6	£10,000.00	Y	B – Fairly Confident	Keep good documentation of progress and planning to enable others to continue work if issues occur.	£0.00	Possible	Serious	£5,000.00	6	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R4	(2) Financial	Time delays causing loss of funding due to ring fencing	CWP funding is time sensitive and will be lost if not spent in its allocated period. External funding can also be affected	Possible	Serious	6	£96,300.00	N	A – Very Confident	Closely monitor timescales. Inform relevant managers/committees if likely to be issues. Request funds to be moved to Capital to reduce risk of losing the funds.	£0.00	Possible	Serious	£0.00	6	04/01/19	City Surveyors Department	Marcus Odunlami	20/10/20
R5	(3) Reputation	Reputational damage of project not being completed on time and to expected designs	Over 440K visitors. High profile project which the public have been engaged with. Potential negative media coverage resulting in reputational damage and loss of users if project does not progress.	Possible	Major	12	£500,000.00	N	B – Fairly Confident	Ensure key stakeholder and general public are informed of progress and any delays to minimise negative impacts	£0.00	Possible	Serious	£0.00	6	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	20/10/20
R6	(4) Legal/ Statutory	Planning consent withheld	Abortive fees and time delay in programme	Possible	Minor	3	£7,000.00	N	B – Fairly Confident	Consultant appointed to complete pre-application with LB Newham	£3,000.00	Unlikely	Serious	£0.00	4	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R7	(2) Financial	Additional drainage requirements to the playground design	Can cause delay to project programme and cost of designing and installing additional system	Possible	Major	12	£15,000.00	Y	B – Fairly Confident	City surveyors/ engineers to investigate and develop proposals	£5,000.00	Unlikely	Serious	£10,000.00	4	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R8	(5) Safety/ Health	Aged and old play equipment and is more likely to fail and/or cause injury	Increased likelihood of equipment failure due to age of equipment causing closure of areas of playground and/or pool and possible injury to users.	Likely	Major	16	£100,000.00	N	B – Fairly Confident	Daily and weekly inspection by site staff to monitor condition of kit. Annual external inspection by the Royal Society for the Prevention of Accidents (RoSPA). Defects fixed when found or area closed to prevent accident/injury.	£13,000.00	Unlikely	Major	£0.00	8	04/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R9	(2) Financial	Increase in cost of play equipment, material and labour due to impact of Brexit	Funding shortfall due to increased prices resulting in additional funds having to be raised and potential delays to the project	Possible	Serious	6	£50,000.00	Y	C – Uncomfortable	Difficult to quantify or mitigate against at this stage	£0.00	Possible	Serious	£48,000.00	6	24/01/19	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R10	(5) Safety/ Health	Theft or vandalism of plant and material from site	increased cost of buying in new material	Unlikely	Serious	4	£25,000.00	Y	C – Uncomfortable	Difficult to quantify. Theft and vandalism usually not covered by Contractors insurers. WHP is gated and closed at night so unlikely to occur	£0.00	Unlikely	Minor	£10,000.00	2		Open Spaces - West Ham Park	Lucy Stowell-Smith	
R11	(2) Financial	Scope creep following results of surveys	increased contract sum	Likely	Serious	8	£20,000.00	Y	B – Fairly Confident	CAI scans/ trial pits to ascertain sub-base layers/ location of utilities prior to start of works	£0.00	Possible	Minor	£20,000.00	3		Open Spaces - West Ham Park	Lucy Stowell-Smith	
R12	(2) Financial	Design changes following agreed design	increased contract sum and additional design fees	Unlikely	Major	8	£30,000.00	Y	B – Fairly Confident	Develop clear design brief and lines of communication and approval	£5,000.00	Unlikely	Serious	£15,000.00	4		Open Spaces - West Ham Park	Lucy Stowell-Smith	

R13	(2) Financial	Higher contract preliminary costs due to Covid	increased cost for welfare/ site establishment	Likely	Minor	4	£5,000.00	Y	B – Fairly Confident	Allowance for any additional welfare facilities etc required for multiple contractors working on site	£0.00	Possible	Minor	£5,000.00	3	20/10/20	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R14	(2) Financial	Higher tender price due to restrictions on number of contractors allowed on site due to Covid	Longer delivery programme due to Covid restrictions can increase contract sum	Possible	Serious	6	£15,000.00	Y	C – Uncomfortable	Understand programming and phase works to suit.	£0.00	Likely	Minor	£15,000.00	4	20/10/20	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R15	(2) Financial	Delays in manufacturing play equipment/ supply chain due to Covid restrictions	Increased delivery time resulting in increased prelims / contract sum	Possible	Serious	6	£5,000.00	Y	C – Uncomfortable	Understand the lead in times and place orders as early as possible	£0.00	Possible	Minor	£5,000.00	3	20/10/20	Open Spaces - West Ham Park	Lucy Stowell-Smith	
R16	(2) Financial	Increased amount of remediation required to retaining structures than anticipated post demolition of existing	Increased contract sum	Possible	Minor	3	£20,000.00	Y	B – Fairly Confident	Monitor excavation	£0.00	Possible	Minor	£20,000.00	3	20/10/20	Open Spaces - West Ham Park	Lucy Stowell-Smith	