

City of London: Projects Procedure Corporate Risks Register																								
Project Name:			Installation of Sprinklers in Social Housing Tower Block					PM's overall risk rating:		Medium		CRP requested this gateway		£ 350,000		Average unmitigated risk		4.8			Open Risks		9	
Unique project identifier:			12030		Total estimated cost (exc risk):					£ 3,722,649		Total CRP used to date		£ -		Average mitigated risk score		3.1			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 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	Tank & pump design amendments	The statutory water companies could potentially survey our proposed systems and determine that pressure/water requirements need changing which will require bespoke pump and tank designs	Possible	Serious	6	£150,000.00	Y - for costed impact post-mitigation	A – Very Confident	Work closely with the contractor and statutory authorities prior to tank and pump design to incorporate any potential changes early on	£0.00	Unlikely	Serious	£100,000.00	4		Funds will be used to design bespoke tank and pump systems which are more costly as they are not an off the shelf item	07/04/2021	James Illsley	James Illsley			
R2	5	(2) Financial	Specification amendments following planning and/or building control negotiations	Following further negotiations with building control for all the blocks, and Great Arthur House regarding planning, specific requirements may result in specification and design changes being required	Possible	Minor	3	£30,000.00	Y - for costed impact post-mitigation	A – Very Confident	Work closely with the authorities prior to completion of the designs to incorporate any potential changes early on	£0.00	Unlikely	Minor	£15,000.00	2		Funds will be used to make design amendments following consultation with planning and building control	07/04/2021	James Illsley	James Illsley			
R3	5	(2) Financial	Construction and M&E inflation	During these uncertain times there is the potential for inflation to have an impact on cost	Possible	Minor	3	£40,000.00	Y - for costed impact post-mitigation	A – Very Confident	Work closely with the contractor to discuss any inflationary concerns swiftly and negotiate cost increases down where possible with the assistance of our QS	£0.00	Possible	Minor	£20,000.00	3		To address any costs increases in the supply of materials as a result of construction inflation.	07/04/2021	James Illsley	James Illsley			
R4	5	(2) Financial	Additional asbestos removal	Following the strip out there is the potential for finding additional asbestos which will require removal	Possible	Minor	3	£40,000.00	Y - for costed impact post-mitigation	A – Very Confident	Work closely with the contractor to identify and negotiate costs down for removal of any additional asbestos	£0.00	Rare	Minor	£20,000.00	1		Funds would be used to encapsulate or remove any asbestos encountered	07/04/2021	James Illsley	James Illsley			
R5	5	(2) Financial	Increase in cost due to unforeseen issues identified during strip out/demolition	Building surveys and investigations have been completed. However it is not possible to confirm 100% the internal dimensions/location of existing services and discoveries of this nature could result in additional cost due to specification changes	Possible	Serious	6	£100,000.00	Y - for costed impact post-mitigation	B – Fairly Confident	Works closely with the contractor during strip out/demolition to determine if there are any concerns regarding the existing building and work hard to mitigate these and design around them asap	£0.00	Unlikely	Serious	£50,000.00	4		Funds would be used to address any specification changes that come to light following the discovery of any issues during strip out / demolition	07/04/2021	James Illsley	James Illsley			
R6	5	(2) Financial	Additional input from design team	Following the progress of the construction works, any specification changes could result in the need for additional design input	Possible	Minor	3	£30,000.00	Y - for costed impact post-mitigation	B – Fairly Confident	Work closely with the contractor and design team to address any changes early	£0.00	Unlikely	Minor	£15,000.00	2	£0.00	To cover any additional design input required	07/04/2021	James Illsley	James Illsley			
R7	5	(2) Financial	Increase in prelim costs	Any significant changes in specification can result in additional cost and additional time. This additional time could result in an increase in prelim costs	Possible	Minor	3	£20,000.00	Y - for costed impact post-mitigation	B – Fairly Confident	Work closely with the design team and the contractor to address any issues swiftly to keep the project on programme and limit programme delays	£0.00	Possible	Minor	£10,000.00	3	£0.00	Funds would be used to cover the additional prelim charges associated with any delays that are deemed to be the City's responsibility	07/04/2021	James Illsley	James Illsley			
R8	5	(2) Financial	Abortive / no access costs	It is likely there will be challenging in gaining access to residents flats both due to resistance to the project and residents being absent. Whilst a provision for this has been included in the project it may exceed this provision	Likely	Serious	8	£150,000.00	Y - for costed impact post-mitigation	A – Very Confident	Work closely with the contractors RLO team, communications consultant and estate staff to start resident negotiations early on to minimise the chances of access being problematic	£0.00	Possible	Serious	£100,000.00	6	£0.00	Funds will be used to cover programme delays for the contractor and any legal costs associated with having to force access	07/04/2021	James Illsley	James Illsley			
R9	5	(2) Financial	COVID19	The pandemic continues to affect the delivery of projects and whilst this has been covered largely by the contract, there is the potential for COVID to cause delays/delivery changes which come with additional cost	Likely	Serious	8	£40,000.00	Y - for costed impact post-mitigation	A – Very Confident	Contractor has included provision for the enhanced H&S requirements but we will need to work closely and swiftly with them to manage any changes that come to light during delivery	£0.00	Possible	Minor	£20,000.00	3	£0.00	Funds would be used to cover any issues that are attributable to COVID19 including enhanced welfare, programme delays etc	07/04/2021	James Illsley	James Illsley			