						1	PM's overall			CRP requested		_	Ave	rage					Open	Risks		
Project Name:		Dron House Window Replacements & Common			nmon Part	J	risk rating: Total estimated	Low		this gateway	£ -		unmitigated		¢		6.0		•		12	
	project identifier:	PV11548					cost (exc risk):	£	1,659,146	Total CRP used to date	£	-	Average mitig risk s				4.7		Closed	KISKS	0	
eneral risk o sk Gatew	classification ay Category	Description of the Risk	Risk Impact Description	Likelihood Classification n pre- mitigation	Impact o Classificatio n pre- mitigation	Risk score	Costed impact premitigation (£)	Costed Risk Provisio requested Y/N	n Confidence in the estimation	Mitigation actions Mitigating actions	ion F	1200	Impact Costed Classificat impact point post- mitigation	on (£) i	Post- ( Mitiga t ion isk core	CRP used o date	Use of CRP Date raise	ed .	Action Named Departmental Risk Officet Manager/ Coordinator Risk Party)	d Clo or OR il Rea	osed	Comment(s)
5	(2) Financial	Section 20 Challenges.	Leaseholder(s) may challenge the Section 20 service charge recovery on grounds of the works being improvements of due to the many charge of the section of the works being september 2019 recommendations were made to undertake more detailed surveys and tender as a cost in use exercise.	Possible	Major	12	£705,000.00	N	C – Uncomfartable	aix exclorited to Head at Major Works and Director of Bartiscan & Property Services. Several options were presented (1) More detailed sample survey to quantify numbers in disepair, (2) doubt ender. Officers have been instructed to continue as planned and highlight end to the committee of the committee of the committee of the the committee of the committee of the the committee of the committee of the committee of the the committee of the committee of the committee of the the committee of the committee of the committee of the committee of the committee of the committee of the committee of the committee of the committee of the committee of the committee of the committee of the the committee of the	£716,000.00 Possit	ble <i>i</i>	Mojor £71é	5,000.00	12	£0.00	N 08/10	1/2019	Jason Crawford Jason C	rawford	9	Circa 44.8% of project costs recoverable by way of service-overable by way of service-overable by way of service-overable project and bron house. Potential lost of thom house. Potential lost creacyer life taxaeholdene remains as 271.6.1 mone of the mitigating actic were agreed.
. 5	(10) Physical	Weather delays.	The weather impact on this project would be high as the majority of works are taking place outdoors. High winds can affect the contractors' ability to complete works at height. Rain and cold weather, in particular snow can prevent items such as sections from setting properly.	Possible	Serious	6	£0.00	N	B – Fairly Confident	Works are being programmed to start Spring/Summer to minimise risk.	£0.00 Unlike	ely S	Serious	£0.00	4	£0.00	N 17/10	)/2017	Jason Crawford Jason C	rawford		Works can be programmed start to avoid periods in whi we expect inclement weath
5	(10) Physical	Continued deterioration of windows	Leading to damage to building fabrics of City Assets	Likely	Serious	8	£0.00	И	B - Fairly Confident	Prioiristisation to carry out the works in a cast effective and timely way with exclusions where needed	£0.00 Unlike	ely S	Serious	£0.00	4	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford		t is considered unlikely that works won't be approved.
5		Delay to works completion leads to project overrunning	Should works overrun, this may have an impact upon the budget of the project.	Possible	Serious	6	£0.00	N	B - Fairly Conflident	No actions can currently be taken, care has been taken assessing works contractors bids to ensure realistic timescales are set. Strong contract monitoring will be undertaken to ensure that the works are progressing as planned.	£0.00 Unlike	ely S	Serious	£0.00	4	£0.00	N 17/10	)/2017	Jason Crawford Jason C	rawford		Due to the programme ove running there was a variation E6,215 for contract extension elating to the external appointment of the contract administrator. There was also variation to the works of £48 fotal variation £54,255.
5	(9) Environmental	Significant Change in sustainability sector	Covid 19 related issues could impact the project if there is a resurgance in lockdown	Possible	Serious	6	£0.00	N	C - Uncomfortable	No action can be undertaken to prevent a resurgance but we have asked contractors to implement enhanced safe distancing measures during the works.	£0.00 Possik	ole s	Serious	£0.00	6	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford	!	Close monitoring of governi guidelines is required.
5	(3) Reputation	Recommendations not approved	If approval to proceed is not granted project timelines will need to be reviewed.	Possible	Minor	3	£0.00	И	B – Fairly Confident	Ensure that recommendations are validated and well though through, taking cost benefits and potential disbenefits (such as disrepair claims) into account.	£0.00 Unlike	ely I	Minor	£0.00	2	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford		
5	(2) Financial	Increase in pricing during works	Increased project costs.	Possible	Serious	6	£0.00	N	B – Fairly Confident	A clear contract and robust contract management will be contred out throughout the project to keep a focus on cost and delivery to budget. Project Managers will be alert to delays to the project, particularly those caused by the City of London as these can be used by contractors as leverage for increases in cost.	£0.00 Unlike	aly 5	Serious	£0.00	4	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford		
5	(3) Reputation	Challenge to tender awarding process	Could lead to project delays & increased costs.	Unlikely	Serious	4	£0.00	N	A – Very Confident	A robust tendering process and cost evaluation has been undertoken. Should a challenge arise, advice will be sought from City Procurement and Legal services to ensure the dispute is resolved rapidly and successfully.	£0.00 Rare	5	Serious	£0.00	2	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford		
5	(2) Financial	Contractor Financial Viability	Could lead to project delays & increased costs.	Possible	Serious	6	£0.00	N	B – Fairly Confident	Procurement colleagues undertake financial viability assessments as part of the tender process.	£0.00 Possib	ole S	Serious	£0.00	6	£0.00	N 17/10	1/2017	Jason Crawford Jason C	rawford		Whilst a robust tender evaluation coss has been undertals difficult to understand fully the Covid-19 situation has impacted or will continue to impact contractors' ongoin

R10	5	(2) Financial	Works more extensive than planned for	Could lead to project delays & increased costs.	Possible	Serious	6	00.03	N	B – Fairly Confident	Detailed PCI has been provided as part of the eobust tender package. Contractors have been asked to include Provisional Sums to cover any unforeseen works.	£0.00	Unlikely	Serious	£0.00	4 Đ	.00	N 17/10/2017	Jason Crawford	Jason Crawford	Whilst measures have been put in place it's possible that deterioration of the unmaintained assets may have led to deterioration of surrounds that may not become apparent until opening up works have been undertaken.
R11	5	(2) Financial	Residents refuse access.	Should residents refuse access to their homes in order to complete works, it would cause cost and time delays to the project.	Possible	Minor	3	£0.00	N	B – Fairly Confident	Early engagement has been carried out with residents to make them aware of the upcoming works. An issues on access will be reported immediately to the Estate Management teams and enforcement undetaken if absolutely necessary.	£0.00	Unlikely	Minor	£0.00	2 ຄ	.00	N 17/10/2017	Jason Crawford	Jason Crawford	
R12	5	(5) H&S/Wellbeing	Flire risk assessmanets (FRA's)	It has been noted that many of the FRA's have or are about to expire. There is a potential risk that the Principal Contractor may not start works as the FRAs are out of date which could delay the proposed works affecting the overall programme and potentially an increase in costs.	Possible	Serious	6	£0.00	N	C – Uncomfortable	This has been escalated to Senior managers and previous instruction was to continue as planned. Having taken further advice from Co.F. re Safety Officer this has been escalated again. All present many of the FRAs have or advice is that we can continue.	£0.00	Possible	Serious	£0.00	6 £	.00	N 31/10/2019	Jason Crawford	Joson Crawford	It is likely that this may impact the progress of the works and Officers will seek or resolution in the meantime-works are planned to start spring 2021 so we will aim to resolve the frisk without it becoming an issue the hard becoming an insue the hard become and the progress of the through Designer and continue continue for the commencement of the works.
R13								£0.00				£0.00			£0.00	Đ	.00				
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