

City of London: Projects Procedure Corporate Risks Register

Project Name: Queensbridge House		PM's overall risk rating: Low	CRP requested this gateway: £ -	Average unmitigated risk: 5.5	Open Risks: 10
Unique project identifier: []		Total estimated cost (exc risk): []	Total CRP used to date: £ -	Average mitigated risk score: 6.0	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	(4) Contractual/Partnership	S278 delay	extensive negotiations on the scope of the S278 agreement will lead to increase staff time and resourcing	Possible	Serious	6	£8,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Keep in regular contact with the owner's legal team and Col legal team to minimise delay to S278 agreement	£0.00	Possible	Serious	£8,000.00	6	£0.00		10/09/21	DBE	Lelita Ben-Hassel		
R2	4	(10) Physical	Programme delay	Development access may impact the ability to finalise the design of S278 highways works	Possible	Serious	6	£14,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Site access is beyond officers control - close coordination with Developer's main contractor re site access and operations on private land	£0.00	Possible	Serious	£14,000.00	6	£0.00		10/09/21	DBE	Lelita Ben-Hassel		
R3	6	(2) Financial	Cost increase	Costs increase as a result of unknown utilities and drainage	Possible	Serious	6	£16,000.00	Y - for costed impact post-mitigation	B - Fairly Confident	Due to restricted site access usual utility surveys could not be carried out - owner been advised of the risk of progressing without all utilities information being received. Design would be adjusted to minimise possible utility related cost increase	£0.00	Possible	Serious	£16,000.00	6	£0.00		10/09/21	DBE	Lelita Ben-Hassel		
R4	5	(9) Environmental	Delays and cost increase due to archaeology	site is known for potential archaeology finds - if this occurs, officers would need to appoint a consultant to undertake a watching brief and the works would need to be paused	Possible	Serious	6	£8,000.00	Y - for costed impact post-mitigation	A - Very Confident	drainage and levels design to minimise needs to excavate at depth	£0.00	Possible	Serious	£8,000.00	6	£0.00		10/09/21	DBE	Lelita Ben-Hassel		
R5	5	(10) Physical	Delays to the Procurement of materials due to Brexit	A significant delay to the receipt of materials will impact the programme for implementation	Possible	Serious	6	£0.00			Col Term Contractor is managing this risk closely by ensuring sufficient stock is sourced in advance.	£0.00			£0.00		£0.00		09/02/21	DBE	Lelita Ben-Hassel		
R7	6	(5) H&S/Wellbeing	Noisy Works	Noisy Works could generate complaints from local occupiers	Likely	Minor	4	£0.00			All noisy work times will be agreed with Environmental Health Officers and communicated with local occupiers. Flexibility is also built in to allow for these times to be altered accordingly	£0.00			£0.00		£0.00		09/02/21	DBE			
R8	4	(5) H&S/Wellbeing	Impact of Covid-19 on works	Due to Covid-19 the programme may be impacted by measures that may reduce activity and extend the programme	Possible	Serious	6	£0.00			The City have developed a Covid-19 response. The Highway Authority and Term Contractor have agreed a Covid-19 response that is compliant that will enable works to go ahead safely.	£0.00			£0.00		£0.00		09/02/21	DBE	Lelita Ben-Hassel		
R9	6	(2) Financial	Brexit impacts construction costs	Brexit impacts costs of materials	Possible	Serious	6	£0.00			Col Term Contractor is managing this risk closely by ensuring stock is sourced at best price possible.	£0.00			£0.00		£0.00		09/02/21	DBE	Lelita Ben-Hassel		
R10	6	(4) Contractual/Partnership	Col breach of S278 agreement	The City has a legal requirement to complete works within 6 months of the hotel opening	Possible	Serious	6	£0.00			closely coordinate with Highways Management and Main contractor to ensure project is priorities within the contractor's work programme	£0.00			£0.00		£0.00						
R11							£0.00					£0.00			£0.00		£0.00						
R12							£0.00					£0.00			£0.00		£0.00						
R13							£0.00					£0.00			£0.00		£0.00						
R14							£0.00					£0.00			£0.00		£0.00						
R15							£0.00					£0.00			£0.00		£0.00						
R16							£0.00					£0.00			£0.00		£0.00						
R17							£0.00					£0.00			£0.00		£0.00						
R18							£0.00					£0.00			£0.00		£0.00						
R19							£0.00					£0.00			£0.00		£0.00						
R20							£0.00					£0.00			£0.00		£0.00						
R21							£0.00					£0.00			£0.00		£0.00						
R22							£0.00					£0.00			£0.00		£0.00						
R23							£0.00					£0.00			£0.00		£0.00						
R24							£0.00					£0.00			£0.00		£0.00						
R25							£0.00					£0.00			£0.00		£0.00						
R26							£0.00					£0.00			£0.00		£0.00						
R27							£0.00					£0.00			£0.00		£0.00						
R28							£0.00					£0.00			£0.00		£0.00						
R29							£0.00					£0.00			£0.00		£0.00						
R30							£0.00					£0.00			£0.00		£0.00						
R31							£0.00					£0.00			£0.00		£0.00						
R32							£0.00					£0.00			£0.00		£0.00						
R33							£0.00					£0.00			£0.00		£0.00						
R34							£0.00					£0.00			£0.00		£0.00						
R35							£0.00					£0.00			£0.00		£0.00						
R36							£0.00					£0.00			£0.00		£0.00						

