

Risk Log

Specific risk logs will be produced for each site

Risk Number	Class of Risk	Risk / Issue Description	Consequence	Likelihood 1 - Low 5 - High	Impact 1 - Low 5 - High	Exposure	Proposed Action	Action By or Review Date	Owner	Escalate	Date Closed
1	Process	Presence of asbestos	Additional cost to remove asbestos	3	2	6	Review LBH&F records to ascertain if asbestos has previously been identified. If no data available, then commission refurbishment survey.	LBH&F, BG	LBH&F	No	
2	Political	Obtaining planning consent/change of use	Without planning consent, the development will not progress	1	5	5	Early liaison with planning department	BG	BG	No	
3	Process	Connection of new statutory services timely	If services have not been transferred timely, then completion of the property will be delayed	2	4	8	Obtain details of current shipper and metre details and commence discussions early.	LBH&F, BG	LBH&F	No	
4	Process	Capacity of existing services	If existing services are not capable of accommodating the new properties then there may be additional cost and programme implications of making new services available.	2	3	6	Early review of existing services. Establish proposed loading of new scheme to identify any capacity issues.	LBH&F, BG	LBH&F	No	
5	Process	Diversion of existing services	Impact of delaying programme and additional cost.	4	3	12	Identify location of existing services by undertaking statutory authority search early. Develop the design to avoid existing services where feasible.	LBH&F, BG	LBH&F	No	
6	Process	Disruption to existing residents	High levels of dissatisfaction with the proposed works, inconvenience to residents.	2	4	8	Carefully review proposals regarding the sequence of works, location of site accommodation, develop procedures to incorporate within tender documents regarding contractors being considerate to residents. Ensure residents are kept informed of proposals. Contractor to employ resident liaison officer.	LBH&F, Contractor	LBH&F, Contractor	No	

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7	Legislative	Undertake necessary legal Agreements/Licenses to enable the properties to be built/sold	Without the necessary legal matters concluded, construction works will not be able to be commenced or sold	3	3	9		LBH&F	LBH&F	No	
8	Legislative	Party Wall notices	If required, then a formal process will be required to be entered into.	1	1	1	Review the proposed construction method and the presence of leaseholders above the properties to be constructed.	BG	LBH&F	No	
9	Economic	Affordability of completed properties	If the market value of the properties is too high, they will be unaffordable for prospective purchasers and the pool of available purchasers will be reduced	2	4	8	Undertake market valuation of the initial sketches of the proposed new units as soon as they become available.	LBH&F, BG	LBH&F	No	
10	Legislative	Undertake the construction works safely for those employed to build the properties and neighbouring residents affected by the works	Accidents and disruption	2	5	10	Involve the CDM-C early in the process and liaise/consult with residents prior to works commencing, and agree an appropriate method statement	LBH&F, BG, Contractor	LBH&F, Contractor	No	
11	Legislative	Changes to the external envelope of the building requiring a formal planning application	Potential impact on programme.	2	3	6	Early liaison with planning department	LBH&F, BG	LBH&F	No	
12	Legislative	Compliance with current Building Regulations	Additional works may be required, over and above that envisaged, to comply with the current Regulations. Additional cost and programme implications.	2	3	6	Review construction proposals and techniques early and formulate appropriate specifications/proposals.	BG	BG/LBH&F	No	
13	Political	Resident Support	Difficulty implementing the project	1	3	3	Identify and undertake sufficient resident engagement with both residents and leaseholders.	LBH&F, BG	BG/LBH&F	No	

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14	Process	Lack of interest by prospective tendering contractors	Contractors not willing to submit a price, or pull out during the tender process or competitive tenders not received.	2	5	10	Review the scope of works and geographical location of projects to assess the effectiveness of grouping sites. Clear tender documents with sufficient details and information on the proposed works and survey data.	LBH&F, BG	BG/LBH&F	No	
15	Economic	Properties are to be discount market sale and therefore properties need to be mortgageable and sell	Mortgagability standareds to be achieved and mortgates to be let to prospective purchasers	1	5	5	Undertake mortgage advice and valuation early	LBH&F	LBH&F	No	
16	Economic	Rising construction costs	Project appraisal and costs will increase	2	5	10	Undertake regular cost checks and manage costs robustly during construction works	BG	LBH&F	No	