

No	Risk Description & Potential Impact	Date Added / Updated	Impact	Likelihood	Risk Severity	Mitigation - Risk Control	Actions to Date / Planned Actions	Status	Maximum Cost	Risk Adjusted Cost
MARKET STREET PROPERTIES										
1	Risk: Party Wall Etc Act, potential for party wall disputes Impact: Programme	26-Jan-23	4	3	12	Party Wall implications have been identified. Tamworth BC could open up dialogue with adjacent Land owners in advance of the formal notice to smooth the process. Notices to be served by surveyor in good time.	Initial briefing and consultation with Party Wall Surveyors has taken place. Once scope of restoration work has been identified the scope and frequency of notices can be developed.	OPEN	£ 10,000.00	£ 4,800.00
2	Risk: Inaccuracy of measured survey information. Impact: Potential for significant scheme design impacts (design and programme)	26-Jan-23	4	3	12	Client-side Architect to undertake spot checks of information. Further surveys to be undertaken if considered necessary.	Client-side Architect to undertake spot checks of information. Further surveys to be undertaken if considered necessary.	OPEN	£ 100,000.00	£ 48,000.00
3	Risk: Unknown condition of existing structure and building fabric where hidden by internal finishes. Impact: Cost and programme	26-Jan-23	4	4	16	Timber surveys and some opening up work undertaken to date.	Further inspections to be undertaken and agreed with Historic England and Conservation Officer	OPEN	£ 100,000.00	£ 64,000.00
4	Risk: Delays in identifying the scope of replacement which might be possible bearing in mind the extent of neglect. Impact: Delay in finalisation of scheme and decisions on extent of replacement likely to be permitted for these listed buildings. (Time and Cost Risks)	26-Jan-23	4	3	12	Ongoing programme of opening up works, including making safe with temporary support.	Heritage Structural Engineering report has been commissioned and has informed the process	OPEN	£ 250,000.00	£ 120,000.00
5	Risk: Precautions required for works undertaken within the buffer zone of the castle wall (Scheduled Ancient monument) Impact: Cost and Programme	26-Jan-23	4	3	12	Input from heritage consultant and communication with historic England and Conservation Officer,	To review Heritage Engineers report and to take forward discussions with Historic England to agree on limitations / constraints.	OPEN	£ 10,000.00	£ 4,800.00
6	Risk: Possible poor condition of existing underground drainage. Impact: Cost and programme	26-Jan-23	4	4	16	CCTV survey required once vegetation can be cleared	Work to be instructed following review of Heritage Engineers Report with recommendations.	OPEN	£ 10,000.00	£ 6,400.00
7	Risk: Deleterious materials could be uncovered during the works. Impact: Cost and programme	26-Jan-23	3	3	9	The demolition contractor will report findings	R&D Asbestos surveys already undertaken and report was provided with Tender information.	OPEN	Inc in Cost Plan	£ -
8	Risk: Full condition of envelope remains unknown (where full inspection not possible). Impact: Cost and programme	26-Jan-23	4	4	16	Contractor to undertake detailed review once work commenced.	Inspections have been undertaken and assumptions made as far as is reasonably practicable.	OPEN	£ 25,000.00	£ 16,000.00
9	Risk: Potential for insufficient Utility Infrastructure capacity to support the project proposals. Impact: Cost and programme	26-Jan-23	4	1	4	Early engagement with local utility suppliers.	Detailed estimates for new supplies have been received	OPEN	£ 90,000.00	£ 14,400.00
10	Risk: Risk that appointed contractors require a longer timescale to produce RIBA Stage 4 design. Impact: Programme	26-Jan-23	3	4	12	Arrange an early stage RFI session with contractor	Assuming an 8-week tender period was allowed to reflect single-stage design & build procurement.	OPEN	£ 25,000.00	£ 12,000.00
									£ 620,000.00	£ 290,400.00

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