

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
Middle Entry and Flexible Market										
1	Risk: Inaccuracy of measured survey information. Impact: Potential for significant scheme design impacts (design and programme)	26-Jan-23	3	3	9	Client-side Architect undertook spot checks of information. Further surveys have been undertaken.	Re-survey of elements to be instructed	OPEN	£ 100,000.00	£ 36,000.00
2	Risk: Potential to miss key date for Planning Submission following design changes to approved scheme Impact: Key dates for planning missed narrowly - impacting programme.	26-Jan-23	3	3	9	Mobilised Landscape team and supporting consultants to produce all necessary work to support	Planning Permission Granted w/c 23/1/23	OPEN	£ 50,000.00	£ 18,000.00
3	Risk: Unknown existing structure and building services within gantries (to be removed) where concealed by fabric Impact: Feasibility, Cost and programme	26-Jan-23	4	3	12	Opening up, and inspection works taking place.	certain amount of opening up works and associated inspections undertaken Further works required - occupied units and tenants have limited scope.	OPEN	£ 100,000.00	£ 48,000.00
4	Risk: Possible poor condition of existing underground drainage. Impact: Cost and programme	26-Jan-23	4	3	12	CCTV survey undertaken 22/9	Survey report to be reviewed	OPEN	£ 10,000.00	£ 4,800.00
5	Risk: Ground Contamination of site Impact: Cost and programme	26-Jan-23	3	3	9	Geotechnical Surveys required	Geotechnical Surveys Instructed	OPEN	Inc in Cost Plan	£ -
1	Risk: Feasibility design risk of working around existing Utilities, with the risk that any of the Utilities Companies will insist on a diversionary plan or 'Building-over agreement' Impact: Cost and programme	26-Jan-23	4	3	12	Risk to be designed-out wherever possible. Design team to consider the proposed levels against existing services levels. Stopping up application has resulted in some objections and service which will require relocating - contacts are known and quotations are being sought for these works.	A GPR services scan has been undertaken and the information shared amongst the design team	OPEN	£ 15,000.00	£ 7,200.00
2	Risk: Party Wall Act - Work involving demolition and new construction works happening in close proximity of existing structures. Impact: Cost and programme	26-Jan-23	3	3	9	To ensure that all party wall agreements are in place with schedules of condition appended	Initial briefing and consultation with Party Wall Surveyors has taken place. Trial holes instructed to relevant areas to identify foundation relationship with adjacent properties. Full design solution required from Contractor/s to accompany service of notice/s. Detailed provisions for gantry removal will also be needed to accompany service of Party Wall notices to units in and around gantry removal interfaces and new fascias.	OPEN	£ 50,000.00	£ 18,000.00
3	Risk: Construction work within a busy town centre site, and enforced sequencing Impact: Inconvenience to Retailers and general public. Suitable phasing needs will affect programme and cost.	26-Jan-23	3	3	9	Early discussion and agreement required over the phasing of work with the Landlord (Installation of new drainage to Middle Entry, Shopfront works, removal of glazed roof will require careful phasing to minimise disruption)	Actions to date: Discussions with Client Planned Actions: Discussions required with Contractor/s and Landlord to consider and agree phasing	OPEN	£ 15,000.00	£ 5,400.00
4	Risk: Planning Consent NOT approved Impact: Cost and programme	26-Jan-23	3	4	12	Conditions to be discharged	Planning Permission Granted w/c 23/1/23	OPEN	£ 25,000.00	£ 12,000.00
5	Risk: Potential for insufficient Utility Infrastructure capacity to support the project proposals. Impact: Cost and programme	26-Jan-23	4	3	12	Early engagement with local utility suppliers.	Estimates for new supplies have been received. Team to issue orders as necessary.	OPEN	£ 50,000.00	£ 24,000.00
6	Risk: Integration of Client-named sub-contractor (such as Netvision) and the need to work with the Contractor, and in accordance with the Contractor's programme. Impact: Programme	26-Jan-23	3	3	9	Early introduction and RFI session/s. Early meetings between Netvision and Appointed Contractor + early exchange of sub-contract agreements, T&C's etc	Netvision Specification included within ER document pack. The successful Contractor's programme could be shared with Netvision as early as possible	OPEN	£ 10,000.00	£ 3,600.00
7	Risk: Feasibility design work in connection with adopted below-ground main drains Impact: Cost & Programme	26-Jan-23	3	4	12	Drainage proposals included with Planning Application Staffordshire highways approval will also be required.	Initial discussion to be held with Staffordshire Highways Full design team co-ordination required.	OPEN	£ 10,000.00	£ 4,800.00

£ 435,000.00 £ 181,800.00

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