

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
PEEL CAFÉ										
1	Risk: Party Wall Etc Act, potential for party wall disputes Impact: Programme delay due to time required to obtain sufficient detailed design proposals	26-Jan-23	4	4	16	Party Wall implications have been identified. Appointed party wall surveyor have been consulted and formal notice requires prescriptive details of works to be included. (This can only happen after Stage 4 design)	Initial briefing and consultation with Party Wall Surveyors has taken place. Trial holes instructed to relevant areas to identify foundation relationship with adjacent properties. Contractor's design team to provide the detailed information required.	OPEN	£ 10,000.00	£ 6,400.00
2	Risk: Delay and redesign work required due to remaining uncertainty over existing below-ground drainage Impact: Cost and programme	26-Jan-23	4	3	12	CCTV survey information and archive sewer records have confirmed that drainage proposals are feasible	CCTV drainage survey was carried out.	OPEN	£ 25,000.00	£ 12,000.00
3	Risk: Unknown condition of existing structure and building fabric where hidden by internal finishes. Impact: Cost and programme	26-Jan-23	4	3	12	Timber surveys and some opening up work undertaken to date.	Further inspections to be undertaken after strip out.	OPEN	£ 250,000.00	£ 120,000.00
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 + additional works and survey referred to above.	OPEN	£ 10,000.00	£ 4,800.00
5	Risk: Deleterious materials could be uncovered. Impact: Cost and programme	26-Jan-23	3	3	9	The Contractor will report findings	R&D Asbestos surveys already undertaken and report was provided with Tender information. Anthrax surveys needed together with Lead paint and other deleterious materials - Appointed Contractor Partner to be consulted	OPEN	Inc in Cost Plan	£ -
6	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
7	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.	Initial estimates for new supplies have been received	OPEN	£ 90,000.00	£ 14,400.00
8	Risk: South Staffs County Highways don't accept proposals for external works, raised thresholds to entrance and ATM. Impact: Timescale for Adoption of external work and Contractor's programme for the works	26-Jan-23	4	2	8	Stage 3 proposals to be shared with Staffs County Highways and Major Works Application made as soon as possible	Final detail may require Contractor's proposals. Final proposals once approved by Nationwide need to be submitted to South Staffs Highways	OPEN	£ 20,000.00	£ 6,400.00
9	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	Discussions are underway with Appointed contractor partner	OPEN	£ 20,000.00	£ 9,600.00
									£ 450,000.00	£ 189,600.00

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