

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
TAMWORTH ENTERPRISE CENTRE										
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. Architect to provide construction details for party wall infill and new window formation. Trial holes instructed to relevant areas to identify foundation relationship with adjacent properties, to be followed by a cross-section drawing which would indicate potential impacts of demolition and College construction on the adjacent structures.	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	2	8	Client-side Architect undertook spot checks of information. Further surveys to be undertaken after the soft-strip demolition phase.	Re-survey undertaken	OPEN	£ 250,000.00	£ 80,000.00
3	Risk: Unknown condition of existing structure and building fabric where hidden by internal finishes. Impact: Cost and programme	26-Jan-23	3	4	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	OPEN	£ 10,000.00	£ 4,800.00
5	Risk: Deleterious materials could be uncovered during soft strip demolition phase. 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	£ -
6	Risk: Full condition of envelope remains unknown (where full inspection not possible). Impact: Cost and programme	26-Jan-23	3	4	12	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	£ 12,000.00
7	Risk: Potential for insufficient Utility Infrastructure capacity to support the project proposals. Impact: Cost and programme	26-Jan-23	4	2	8	Early engagement with local utility suppliers.	Detailed estimates for new supplies have been received	OPEN	£ 90,000.00	£ 28,800.00
8	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	An 8-week tender period was allowed to reflect single stage design & build procurement.	OPEN	£ 25,000.00	£ 12,000.00
9	Risk: Long lead in items - e.g. Lift Impact: Operational readiness i.e. Facility could be complete before lift is commissioned.	26-Jan-23	2	4	8	Requires early acceptance of Contractors Proposals and possibly a letter of intent so that Contractor can place order.	Contractors were asked to identify long-lead items on programme at tender stage. Detailed requirements included in ER Document pack at tender stage	OPEN	£ 20,000.00	£ 6,400.00
10	Risk: Risk that Client FF&E is not delivered and set-up in accordance with Contractor's key date or Client's planned go-live date. Impact: Operational readiness.	26-Jan-23	3	3	9	Furniture / workplace layout to be fixed / frozen as early as possible or in accordance with Contractor's programme. Early introduction of furniture supplier is advisable so that CAD layouts can be shared, schedules created and costed. Early order placement advisable	Client to assure procurement and lead-in time.	OPEN	£ 10,000.00	£ 3,600.00
11	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 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
									£ 700,000.00	£ 276,000.00

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