

## Oddicombe Rebuild Project - Risk Register

Risk Opp ID	Risk/Opp Classifier	Risk or Opportunity Descriptor	Consequence of Risk or Opp			Impact (I)	Likelihood (L)	Total Risk Score (I x L)	Risk Mitigation or Opportunity Development presently in place
			Cost	Time	Qty				
(no)	(cat)	(narrative)	(y/n)	(y/n)	(y/n)	(1-5)	(1-5)	(1-25)	(narrative)
1	Financial	Client Budget - Developed cost plan exceeds budget, leading to potential redesign / value engineering / gap funding requirement.	y	y	y	2	2	4	Client budget to be assessed against cost plan at agreed key project stages to identify any shortfalls and agree required action.
2	Design	Flood Risk - leading to abortive works and additional cost above current cost plan assumptions.	y	y	y	2	1	2	Understanding current local defence strategies in line with forecast data to provide suitable and economic proposals.
3	Scheduling	Un-discharged Conditions - Delay in discharging outstanding Planning Conditions.	y	y	n	1	1	1	Commence early discussions/negotiations with Planning Authority to agree discharge actions. Produce robust planning conditions discharge matrix.
4	Design	Buildings Regs Compliance - detailed design found to be non compliant with current and future Building Regs.	y	y	n	2	1	2	Early discussions with Building control. Design compliance check to be undertaken at key project stages.
5	Design	Buildings Regs change in standards - leading to increased cost through design/delay.	y	y	n	2	2	4	Design team to review possible movements in regulations and early liaison with Building Control Officer.
6	Scheduling	Client Information - Failure to provide technical information in timely manner to allow detailed design to be progressed.	y	y	y	2	2	4	Request for information system to be introduced - Project manager to ensure dates for information release are met.
7	Financial	Mechanical & Electrical Costs - Ability to develop design within cost plan rate	y	y	y	2	2	4	Close working co-ordination required between engineering design and client officer.
8	Scheduling	Client Brief - Failure to agree in time to meet design programme leads to delay to overall programme	y	y	n	2	2	4	Regular liaison / design meetings with TC and early sign-off of the design brief and design stage reports needed.
9	Scheduling	Late Client changes - leads to programme slippage resulting in delayed Planning Application submission.	y	y	n	2	1	2	Early consultation required to agree proposals. Any changes to design to be consulted.
10	Scheduling	Design & Cost Plan Co-ordination - a lack of design co-ordination resulting in future pricing risk.	y	y	y	2	2	4	Regular liaison / design meetings with client and early sign-off of the design brief needed.
11	Scheduling	Design Team - Technical competency and resources available to maintain programme	y	y	y	2	2	4	Ensure that designs are fully coordinated prior to sign-off of various key project stages.
12	Financial	Client Funding - insufficient resulting in payment default and delay	y	y	y	2	2	4	Regular client meetings agreed and actions / sign-off's to be monitored. Corrective action to be undertaken where necessary.
13	Financial	Business Case - is it sufficiently robust to allow market fluctuations, etc	y	y	y	2	2	4	Funding strategy to be monitored on regular basis.
14	Scheduling	Delay in Construction - Failure to meet tenant handover date	n	y	n	2	2	4	Project team to monitor on regular basis.
15	Construction	Major fire or flood during construction	y	y	n	2	2	4	Access logistics to be investigated. H&S measures to be implemented to ensure public safety.
16	Construction	Inclement weather delays	y	y	n	2	2	4	Site measures to be taken to avoid these events. Consider outcome of FRA.
17	Construction	Working environment very exposed.	y	y	n	2	3	6	Project scheduling to allow for down time as a result of extreme conditions
18	Financial	Low take up of chalets rentals due to increase in chalet fees	y	n	n	2	2	4	Ensure marketing and customer contact progresses to full occupancy.
19	Financial	Completion date slippage due to poor weather, planning, technical problems will reduce estimated income	y	y	y	2	2	4	Project manager to monitor progress, to ensure work streams agree with expected time scales.
19	Scheduling	Insufficient resources – staff capability – to progress the project	y	y	y	3	1	3	Project manager and senior end user to liaise and ensure sufficient resources are available.

grouped as high/med/low (see below)

High Scores - 12.00 to 25.00

Medium Scores - 6.01 to 11.99

Low Scores - 1.00 to 6.00