

Appendix 1: Risk Register

23

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
Breaching Legislation	Contractor fails to adhere to Health & Safety regulations for example working from heights	T	Inadequate employee training or negligence and not providing full risk assessments and method statements	Serious Health and safety risk	16/02/22	Bill Chamberlain	3	5	3	4	3	4		There are pass / fail compliance and accreditation questions contained in the tender documentation. Rigorous contract management and monitoring are essential. Contractors must meet competence requirements	21/05/22		50%	
Budget	Greater budgetary cost where unidentified works revealed during the concrete repairs and more expense being identified	O	Opening up of spalling concrete when carrying out works revealing larger defects	Greater increase in budget requirement	22/02/22	Bill Chamberlain	4	3	3	3	3	3		To allow a additional 15% cost onto budget for unforeseen works.	21/05/22		50%	
Programme	Programme of works falling behind schedule	O	Inclement weather conditions leading to delay of works, supply of materials to complete works.	Exposed areas of re-enforcement bars and exposed areas of concrete requiring more works	22/02/22	Bill Chamberlain	2	3	3	3	3	2		Ensuring the contractor request extension of time and there is a correct procedure. Clause to include for liquidated damages and retention	21/05/22		50%	
Repair works and access	Resident not having access and falling concrete during the works	T	Access issues to residents when weatherproofing and works to stairs are being undertaken and falling concrete.	Residents not being able to enter homes and risk to injury	22/02/22	Bill Chamberlain	4	5	3	4	4	3		Deign of temporary works will include for protection and safe access	21/05/22		50%	

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