

8452 New Pavilion at St Pancras Green, Kingston for Kingston Parish Council



Risk Register

Review Date **14th August 2008**

5%	Rare
25%	Unlikely
50%	Even
75%	Likely
95%	Almost Certain

Ref	EWN	Source	Description	Effect of Risk	Risk Management/Mitigation	Fixed or Variable	Maximum Impact	Probability	Weighted Actual Impact	Likely timing of Occurrence	Ownership
1		Third Party									
1.1		Statutory Authorities	Order delay of new services	Time & Cost	PJR to pursue	Variable	Sequence of works issue. Delay to contract completion.	50%		Ongoing	Design Team
1.2		Lewes District Council	Planning Conditions	Time	MSA to clear any pre commencement Planning Permission Conditions	Variable	Sequence of works issue. Delay to contract commencement.	25%		Ongoing	Design Team
1.3		BIG Lottery Grant	Timescale for obtain Lottery Grant approval	Cost	Cost allowance made.	Variable	Delay to issue of tenders and start on site	25%		Ongoing	Client
2		Client Issues									
2.1		Letter of intent	May require update	Time & Cost	Constant review	Fixed	Contractor withdrawal	25%		Ongoing	Client
2.2		Grant Funding Process	Effect on cashflow	Time.	Timely certification process	Fixed	Breach of contract issues	50%		Ongoing	Client
2.3		Tenders	Timescale for issue of tender documentation	Time & Cost	Constant review & cost allowance made	Variable	Delay to issue of tenders and start on site	25%		Ongoing	Client
3		Design									
3.1		Cost against design	Target cost of detail design exceeds budget.	Cost	Building Works cost saving to be reviewed. M&E to be reviewed.	Variable	Client budget exceeded.	75%		Ongoing	Design Team

Ref	EWN	Source	Description	Effect of Risk	Risk Management/Mitigation	Fixed or Variable	Maximum Impact	Probability	Weighted Actual Impact	Likely timing of Occurrence	Ownership
3.3		Building Control	Building Regulation Application Approval	Time & Cost	Constant review	Variable	Client budget exceeded.	25%			Design Team
3.4		Production Information Issue	Timely release of production information.	Time.	Constant review of drawing release schedule.	Variable	Delay to works progress	25%		On going	Design Team
3.5		Substructure	Abnormal ground conditions found.	Time & Cost	Site soil testing undertaken	Variable	Cost risk to substructure	5%		Ongoing	Design Team
4		Existing Buildings									
4.1		Temporary disconnection of mains services	Work to be done prior to commencement of Demolition	Time & Cost	PJR to pursue	Variable	Budget allowance exceeded	50%			Design Team
4.2		External fabric defects	Unforeseen alterations required to cladding	Time & Cost	Cost allowance made.	Variable	Works exceed overall budget available. Works prolong contract.	25%			Design Team
4.3		Demolition of existing building	Let as separate contract	Time & Cost	Constant review	Variable	Delay to main construction works progress	25%			Design Team
5		Construction including procurement									
5.1		Weather	Adverse weather conditions effecting progress of the works.	Time	Constant review	Variable	Delay to works progress	25%			Main Contractor