

Category	Risk Category	Risk Name	Risk Definition	INHERENT ASSESSMENT			Consequence	Mitigation Controls In Place	RESIDUAL ASSESSMENT			Actions Planned	Date	Risk Owner	Action Owner
				Likelihood / Probability	Severity / Impact	Risk Rating (Score)			Likelihood / Probability	Severity / Impact	Risk Rating (Score)				
1	Contract	Grenfell Tower Contract	Risk of delay due to not entering into contract	H	H	6000	Programme delay	The TMO have entered into a Pre-Construction Agreement with Rydon to ensure that they can begin their works prior to entering into contract.	L	M	200	ART have reported to TMO to advise that they are in a position to enter into contract with Rydon. TMO have reviewed, and are happy with, the contract docs that ART put together. ART to work through final queries with Rydon.		TMO	RYD
2	KALC Liaison	External Work	Potential additional cost if large amounts of external work are added to Rydon's contract.	H	H	6000	Additional cost	All external works have been removed from Rydon's contract. Artelia and Rydon have liaised with the KALC team to develop a workable scheme. However, there is the risk that Bouygues do not complete all of the work that they have said they will. TMO have said that they will go to RBKC for additional money to complete any external works required.	M	M	400	ART to liaise with the KALC team to give a warning to TMO how much external work will be left undone by Bouygues. TMO to communicate with RBKC to receive confirmation that the costs will be covered.		TMO	ART
3	KALC Liaison	Coordination with adjacent scheme	Risk of delay and HSE concerns of a lack of co-ordination with the KALC project team.	H	H	6000	Potential injuries and delay	Rydon have arranged weekly meetings to liaise with Bouygues to ensure that both sites remain aware of the other and, therefore, safe at all times. They also liaise on a day-to-day basis.	L	L	20	Rydon to continue to liaise with Bouygues. Any issue are to be flagged to the TMO and Artelia to be raised with the KALC team.		TMO	RYD
4	Resident	Resident Liaison	Risk of delay due to residents denying access	H	M	600	Programme delay	Rydon's resident liaison team are sending regular newsletters and holding coffee mornings to keep residents updated of progress. Resident profiling is underway. This should diminish the risk of not gaining entry. The potential impact is reduced because Rydon have been instructed to move on if they do not gain access to a flat.	L	L	20	Ensure availability is a key requirement for tendering		TMO	RYD

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5	Asbestos	Asbestos	Risk of finding, or disturbing, asbestos.	M	H	4000	Programme delay, cost increase and safety	Asbestos surveys were undertaken and the results formed part of the tender. A provisional sum was included for removal of asbestos to diminish the risk of additional costs. Rydon will be instructed to leave asbestos undisturbed if possible.	L	L	20	Rydon to inform Artelia of any asbestos found as soon as possible so they can control cost and keep an eye on CDM issues.		TMO	RYD
6	Weather	Bad weather	Risk of programme delay to external cladding works	M	M	400	programme delay	Review short, medium and long term weather forecasts	L	L	20	Allow time contingency in case of prolonged bad weather		TMO	RYD
7	Planning	Planning Decisions	Risk of planners not approving proposed changes to the tender scheme	M	H	4000	Additional cost and programme delay	Constant liaison between TMO and planners to find acceptable, and cost effective solutions, to the cladding and end use of potential new flats	L	L	20	Rydon have informed that the decision on new flats is not critical as long as the offices can be partitioned in the same way. TMO to inform of decisions as soon as possible.		TMO	TMO
8	Funding	Energy Funding	Risk of scheme becoming un-affordable as the market for energy funding dries up	M	M	400	Value engineering reduces quality	A lot of pre-contract work was done to develop a contract that is affordable without any energy funding. Therefore all energy funding achieved will be additional contingency.	L	L	20	Rydon to apply for maximum energy funding available to acheive greatest level of client contingency		TMO	RYD