

Risk Register Summary

A summary of key programme risks and management activity

Below is a snapshot of the key risks which the programme managing. In total we have 52 that we are managing. Risks will emerge, evolve, change, depending on the action we take and external factors. Everyone in the programme has a role to play in identifying and managing risks; risks are shared.

What's the risk?	What was the original risk? (a score between 0-25)	What are we doing about it?
Making sure we have an exemplary fire safety strategy that goes beyond regulatory minimums, and that residents have confidence in	20	<ul style="list-style-type: none"> • Making sure consultants are proactively seeking A1/A2 rated (non-combustible) materials for all scenarios, unless not technically available • Incorporate approaches which maximise safety (for example radio linked alarms and fire-resistant internal doors), beyond legal minimums • Explain in detail the options and properties of key areas of concern (e.g. wall insulation) • Undertake FRA Type 4s, which are the highest level of risk assessment possible • Triangulate expertise in terms of in-house fire safety team, external fire risk assessors and multi-disciplinary consultants • Investigate the use of Building Information Management (BIM) systems to record combustibility of all elements specified
Making sure we align detailed design timelines with funding opportunities, and maximise the likely success of bids accordingly	16	<ul style="list-style-type: none"> • Share feasibility studies with consultants • Establish a grant tracker that is regularly reviewed, and ensure bids are appropriately resourced • Review programme plan with consultants alongside funding timelines
Residents rejecting all forms of wall insulation resulting in poor energy performance and high bills post refurbishment	16	<ul style="list-style-type: none"> • Develop engagement strategy, that explains in detail the various strategies and options available. • Making sure consultants are proactively seeking A1/A2 rated (non-combustible) materials for all scenarios, unless not technically available

Lancaster West Refurbishment

What's the risk?	What was the original risk? (a score between 0-25)	What are we doing about it?
		<ul style="list-style-type: none"> • Share the potential dilemmas early and discuss throughout planning • Develop a range of options within the detailed designs, so that there is a genuine choice for residents
Sequencing the works to minimise, disruption to residents, cost and complexity	16	<ul style="list-style-type: none"> • Increase channels of communication and resident liaison function • Share plans widely + develop a site wide masterplan • Promote culture of collaboration across different work streams and establish standard approach to planning and programming • Maximise respite offer including decant options • Hold core group meetings + regular meetings • Develop processes and procedures for managing disruption, and clear noise guidelines
Making sure leaseholders are happy with proposals so that we can keep the programme timeline on track	16	<ul style="list-style-type: none"> • Proactively engage with leaseholders to understand concerns • Ensure programme timeline allows for proper S20 process • Establish clarity in terms of repair versus improvement
Wasting time and resources through abortive work because we've not got our planning right	16	<ul style="list-style-type: none"> • Proper and regular coordination between internal refurb team, design consultants and other site-wide consultants
Making sure we have enough time to engage with residents fully on plans before we submit planning applications	15	<ul style="list-style-type: none"> • Develop comprehensive engagement plan • Resident sign off in tandem with planning conversations