



Lancaster West Refurbishment Risk Profile

Current risk scores



2 risks currently rated high.

- Disruption and disturbance
- Costs aligned with budget



33 risks currently rated medium.

Of these the key risks are:

- Overheating homes due to thermal improvements
- Leaseholders' dissatisfaction with proposals
- Abortive costs due to sequencing of works
- Planning considerations
- Contractors or suppliers cannot fulfill obligations
- Contractor, consultant, supplier involvement with Grenfell Tower

Likelihood + Impact	1 RARE	2 UNLIKELY	3 POSSIBLE	4 LIKELY	5 ALMOST CERTAIN
1 INSIGNIFICANT	1				
2 MINOR		3		1	
3 MODERATE		8	10	3	
4 MAJOR		6	11	1	
5 EXTREME		1	1	1	

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How we're managing key risks

Risk Description	What we've done and what we're doing
<p>Disruption & Disturbance. Risk of disturbance / disruption to residents whilst works around the area are in progress.</p>	<ul style="list-style-type: none">• Plan work carefully• Communicate works in advance• Develop respite offer• Develop process for handling noise issues quickly and effectively
<p>Costs aligned with budget Risk that we are unable to achieve the level of ambition that we want from the refurbishment due to management of costs</p>	<ul style="list-style-type: none">• Developing detailed cost plans• Developing detailed designs in concert with residents