

# Risk Management Update

Shaun Haden, Head of Strategic  
Programmes and Innovation

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# Lancaster West Refurbishment Risk Profile

## Current risk scores



8 risks currently rated high.  
Of these the key risks remain

- Disruption and disturbance
- Costs aligned with budget
- Demand for decants and respite
- Climate change impacts



31 risks currently rated medium.  
Of these the key risks are:

- Potential accidents & H&S incidents
- 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					
2 MINOR		3		1	
3 MODERATE		7	12	2	
4 MAJOR	1	5	8	7	
5 EXTREME		1	2	1	

# Lancaster West Refurbishment Risk Profile

## How we're managing key risks

Risk Description	What we've done and what we're doing
<p>Disruption &amp; Disturbance. Risk of disturbance / disruption to residents whilst works around the area are in progress.</p>	<ul style="list-style-type: none"> <li>• Plan work carefully ensuring code of construction adhered to</li> <li>• Communicate works in advance and promote awareness to residents</li> <li>• Communicate, implement and evolve respite and decant offer</li> <li>• Embed and mainstream process for handling noise issues quickly and effectively</li> </ul>
<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"> <li>• Validate and articulate cost plans</li> <li>• Confirm resident choices</li> <li>• Maximise income through external and internal means</li> </ul>
<p>Demand for decants and respite Risk that we are unable to successfully deliver refurbishment on time and to resident quality</p>	<ul style="list-style-type: none"> <li>• Identify potential decants needed now</li> <li>• Develop respite offer</li> <li>• Refurb decant scheme and disruption offer</li> <li>• Proactive communications and programmes management</li> </ul>
<p>Climate change impacts Risk of damage and disruption to estate and homes due to climate change</p>	<ul style="list-style-type: none"> <li>• Climate adaptation measures on homes as part of the refurb</li> <li>• Investigating things like permeable paving, SUDS, rain gardens, developing more green spaces</li> <li>• Seeking additional funding through bids for grants to future proof investment</li> </ul>