Risk Management Update

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Lancaster West Refurbishment Risk Profi

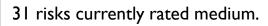
Current risk scores



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



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	I RARE	2 UNLIKELY	3 POSSIBL E	4 LIKELY	5 ALMOST CERTAIN
I 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		
Disruption & Disturbance. Risk of disturbance / disruption to residents whilst works around the area are in progress.	 Plan work carefully ensuring code of construction adhered to Communicate works in advance and promote awareness to residents Communicate, implement and evolve respite and decant offer Embed and mainstream process for handling noise issues quickly and effectively 		
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	 Validate and articulate cost plans Confirm resident choices Maximise income through external and internal means 		
Demand for decants and respite Risk that we are unable to successfully deliver refurbishment on time and to resident quality	 Identify potential decants needed now Develop respite offer Refurb decant scheme and disruption offer Proactive communications and programmes management 		
Climate change impacts Risk of damage and disruption to estate and homes due to climate change	 Climate adaptation measures on homes as part of the refurb Investigating things like permeable paving, SUDS, rain gardens, developing more green spaces Seeking additional funding through bids for grants to future proof investment 		