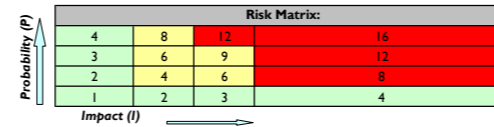
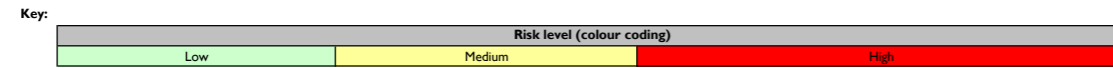


Client name: Epping Forest District Council
Project name: Limes Farm Estate
Job number: N/A
Date: 18/08/22

File reference:
Issue number: Version 1
Author: Jordan Dapaah(Project Manager)
Checked by:



Risk ID.	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures/Decision Required	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner	Action by (date)	Comments	
General Project Risks																	
G01	Can FED supplier meet demand to upgrade 600+ doors at once.	Manufacturing capability and increased national demand in light of Grenfell.	Delays in to contract commencement.	4	4	16	contract negotiations. However, this is likely to incur additional cost implications/delay SOS date. Enter into early negotiations. Get agreement in writing from Door supplier. Do all doors have to be upgraded? Latest FRA would suggest not required. Ensure tight administration and monitoring of existing Contract through early trend analysis of KPI's. Identify and stop problem early to avoid problem going un-remedied	2	1	2							
G02	Window installation to smaller blocks has inadvertently changed the fire strategy to the building. This requires further internal modifications to the communal areas to ensure fire safety is maintained.	Installation of windows to an open balcony.	Fire/Fatalities Increased cost - Supply and install as well as periodic maintenance.	4	4	16	Undertake internal modifications required to remain compliant. Upgrade FD's, box in communal gas pipe, install AOV.	2	3	6							Requires ongoing maintenance schedule.
G03	Do EFDC FED suppliers meet UK regs in light of Brexit?	Removal from EU means CE markings/certification no longer applicable in UK markets. As such FED Test data needs to be re-validated.	FED's don't meet current regs. New Supplier required to be found.	3	3	9	Review incumbent FED supplier product/test data and enter into early negotiations. Get confirmation in writing from FED supplier prior to entering into contract.	2	2	4							
G04	Requirement for EWS 1 Surveys	Following initial FRA review to Limes/Copperfield. Fire resistance of cladding around FEDS and windows may not be adequate. Required to be 60mins.	Cost increase - All Maisonette front elevations requiring upgrading to 60min fire resistance. May also involve internal works as front elevation backs on to kitchen stud wall. Time Increase - above works will increase programme. Resident fallout - PR exercise required if FE found to be deficient.	4	3	12	Arrange for EWS 1 survey/pilot asap to better understand problem. Review findings and update.	2	3	6							
G05	PURDAH	CLIs enter period where there can't influence policy/strategy at local level.	Delay to the appointment of consultant/any large supply chain contract.	3	3	9	Set up meeting with Local CLIs to on-board them to project vision and understand wider PURDAH approval process.	2	2	4							
G06	Leaseholder Observations	Section 20 Notice of Estimate (Stage 2) Observation period Cost of Living	Time- Scheme cannot progress to site until all LH observations have been responded to and met. Cost/Time/Quality - Scheme is shelved if unable to work through leaseholder observations	4	4	16	Project to introduce longer term repayment methods (up to ten years) and clarify terms. PM to provide early estimates to LH's ahead of formal estimate to assist LH in preparing alternative methods for payment Invite LH to drop in session to review project costs and to view contract administration techniques that will be adopted in contract to manage costs and reassure LH's LQ make up 30-40% of LH at Limes farm and have a good credit rating. Payment for works is expected to be settled in one payment to EFDC.	2	2	4							Section 20 [stage 2] period has now concluded (15/08/22) and all LH observations have been responded to. LH are on board with project costs but would like clarity around repayment terms. Cost of the scheme is based of material and labour rates as of May 22. To shelve the scheme now would
G07	Cost of Living increase	Volatility in Global markets following rise in price of Oil, Brexit and Ukraine war	Cost LH's are unable to afford scheme owing to rise in cost of Living. EFDC left to pick up the upfront cost of the works with LH's unable to meet monthly repayments.	4	4	16	Ensure repayment terms are favourable for LH (up to ten years) and EFDC alike. Advise of additional EFDC initiatives that can assist residents in the cost of living increase. Food banks, energy save schemes etc. Project has reduced LH estimated bills from the original estimates by 30-40% with further savings possible once on site (£20k down to £13K). LQ make up 30-40% of LH at Limes farm and have a good credit rating. Repayment for works is expected to be settled in one payment to EFDC. EFDC have a legal obligation to honour the lease agreements in place with lessees. This includes to maintain the dwellings at Limes Farm in a timely/cyclical manner so to ensure the assets remain free from water ingress, are compliant and structurally sound.	2	2	4			£5.75M				EFDC now offer up to ten years (with interest) to repay with a charge against the property LQ make up approx 30-40 LH at Limes farm. Should have good credit and repayment terms.

Risk ID.	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures/Decision Required	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner	Action by (date)	Comments	
G08	Shelving the Scheme	Volatility in Global markets following rise in price of Oil, Brexit and Ukraine war Failure to receive internal sign off	Cost - EFDC have to pay more to fund the scheme in the future. Current cost of the scheme is based of material and labour rates priced in May 22. These prices are hied until Nov 22. After which the scheme will have to be retendered. It is forecast that costs will increase again by 15-20%. Time - Project will have to recommence 9 month Section 20 Process Quality - EFDC physical asset will continue to detriorate over the same time period, leading to a furteh increase in the cost to rectify any defect/damage. Many of the prescribed works fall under compliance and need to be tended to as a matter of urgency. Failure to do so in a timely manner will put the Council at considerable risk.	4	4	16	JD to ensure all stakeholders are kept in the loop with cost impact of deferring the scheme. Minimum appetite amongst residents to shelve the scheme in spite of cost of living increase. LH section 20 observation period has now been concluded (15/08/22). All observations have been responded to and LH's have confirmed acceptance to cost awaiting further confirmation on repayment terms. EFDC have a legal obligation to honour the lease agreements in place with lessees. This includes to maintain the dwellings at Limes Farm in a timely/cyclical manner so to ensure the assets remain free from water ingress, are compliant and structurally sound.	2	2	4			£1.2m				Detail around repayment terms have now been clarified and will be desminated to LH's. LHs will not be required to commence repayment until final bills have been issued after the works.
G09	Establish clear process for LH debt collection following completion of the works and issue of Final Bills	Lack of clear process to recoup funds from LH for major works.	Cost - With approximately 70LH involved with the project. Debt recovery will need to be able to set LH on various different payment terms and have a way of tracking repayments and applied interest levels.	4	4	16	Ensure EFDC have robust debt collection process/ IT system in place to track LH repayments. Failure to do so will reduce EFDC ability to recoup funds. Create process map for setting out LH onboarding process incl. repayment options, legal set up for charge against a property etc.	2	2	4							Process map has in now in place (Aug 22). Training will be requiired on various IT systems to ensure smooth tranisition.
G10	Intenral Governance/Sign Off	July Cabinet date to review tender report missed.	Cost - Failure to receive sign off prior to Nov 22 will require scheme to be retendered. It is antipated to attract a 15-20% cost increase in doing so. Time - Project has geared Contractors up for an Oct start date. Any further delay will result in abortive costs to the Organisation. Resi Fallout - Project has been in lisoan with residents throughout and had taregetted a Start on site date of August/Sept based on the JULY cabinet date. Tensions are now growing amongst residents as this was missed and the project is now limbo ready to deliver but with no sign off.	4	4	16	Tender report to be approved at Sept cabinet	1	1	1							
G11	GF Lease with LQ	Exisiting lease agreement with LQ EFDC pertaing to GF properties at Limes/Copperfield may reerstrict certain works we're looking to dleiver	Potential that Lease excludes EFDC from undertaking certain maintenance/upgrade works.	4	4	16	JD/MA to review terms of exisiting lease. Enter into a written contract with LQ to enable the undeertaking of window replacemets which fall outside of their existing agreement with EFDC but are required to be replaced as part of these works to ensure EFDC sustainability criteria are met.	2	2	4							LQ liaison ongoing 17/05/22

Construction Risks																