

Risk Register

Project: The Broadway

Issue Date: July 2024

Ref.	Risk	Before Intervention					After Intervention				Open/Closed	Date Closed
		Description	Risk Owner	Likelihood	Impact	Score	Mitigation	Likelihood	Impact	Score		
1	Health and Safety	Works will be delivered in a live environment, potential for risk to stakeholders and general public.	EFDC	3	5	15	EFDC to consider tender returns for bidders H&S proposals/experience. EFDC and Client Project Team to regularly monitor works with weekly site visits.	2	5	10	Open	
2	Commercial Leaseholders	Commercial Leaseholders have indicated they will oppose the EFDC proposed strategy to recharge them for their element of the works.	EFDC	5	3	15	Expect review of the proposed strategy underway.	5	2	10	Open	
3	Residential Leaseholders	Potential for leaseholder to challenge the service charge.	EFDC	4	3	12	Section 20 notice issued. EFDC S20 team ensuring responses are replied to.	3	2	6	Open	
4	Budget	Approved Budget based on Project Teams estimate in December 2024. Inflation a continued risk.	EFDC	3	5	15	Tender exercise complete. Construction Costs within expected range. EFDC to progress contract with selected contractor.	2	2	4	Open	
5	Procurement	Market interest in the project may be reduced leading to poor quality returns.	EFDC	3	4	12	Expression of Interest issued at start of Tender exercise to allow interested contractors to engage with the project team to ensure the project is understood by bidders.	2	3	6	Open	
6	Scope Reduction	A significant reduction in scope could have a detrimental effect on external and internal stakeholder support for the project	EFDC	3	3	9	Careful selection of VE items prioritising those that minimise impact on the project benefits.	2	2	4	Open	
7	Internal Stakeholder Management	Potential for delay if EFDC delay the procurement, S20 and contract award process.	EFDC	2	2	4	Ensure EFDC key contacts are aware of the project programme and key milestones.	1	1	1	Open	
8	External Stakeholder Management	Potential for lack of support from impacted stakeholders, both commercial and residential	EFDC	3	4	12	Successful contractor to prioritise early engagement with stakeholders. Meet the contractor event to be organised along with a contractor presence onsite during the construction period. Tender to be scored on bidders stakeholder management proposals.	2	2	4	Open	
9	Project Delivery	Potential for unnecessary disturbance to commercial and residential stakeholders.	EFDC	4	4	16	Successful contractor to develop project programme and traffic management plan which reduces impact on stakeholders.	3	3	9	Open	
10	Revenue	Potential loss of commercial leaseholder revenue	EFDC	4	4	16	Continue engagement with leaseholders to ensure they understand the rationale for the works and how their portion has been allocated.	3	3	9	Open	
11	Programme Delay	Delay to works will increase disturbance to stakeholders.	EFDC	3	4	12	EFDC and Client project team to carefully monitor and manage the contractor.	3	3	9	Open	