

Extension to Tarbert Harbour Car Parking Facilities (Phase 5)										
Ref	Category	Risk Description	Chance	Impact	Score	Risk Level	Risk Lead	Risk Owner	Risk Response	Mitigating Action
1	Project	Delay in Tendering Process	3	5	15	Amber	Design Team	JRA & IKM	Mitigated	The tendering documents have been rigorously planned and have now been issued. Return date is mid-January 2020.
2	project	Agreed costs increase during capital works and exceed budget	3	4	12	Amber	Design Team	JRA (John Renshaw Architects)	Managed	Current budget estimates have been made by expert advisors as close to actual as possible and a 10% contingency allowed for in project costs to cover any unforeseen costs. A detailed cost plan will also be produced during appraisals to ensure that an appropriate cost plan is established and a suitable budget estimate provided in the invitations to tender.
3	project	Unforeseen technical difficulties	3	4	12	Amber	Design Team	Design Team JRA & IKM	Managed	Relatively straightforward project and ground testing has been carried out. Further site investigations will be carried out prior to development of detailed and technical design.
4	strategic & financial	Project is not completed by mid April 2020	2	5	10	Amber	THA	JRA	Managed	Project will be monitored closely and Contractor will agree to timescale and budget
5	statutory	Planning permission	2	5	10	Amber	Design Team	JRA	Managed	Planning application in progress. Planning dependent upon completion of Garval Road Junction Improvement, which is progressing well and work
6	strategic & financial	MAKI or P&R do not approve capital funding	2	5	10	Amber	Council	Audrey Martin	Mitigated	Highly unlikely given that initial approval has been granted based on OBC and costs are within agreed budget. Risk can be removed following MAKI and P&R approvals
7	project	Total project costs exceed available budget	2	5	10	Amber	THA	Design Team JRA & IKM	Mitigated	Total project costs well within agreed budget. Individual elements being monitored and updated as further information becomes available.
8	project	Exceptionally inclement weather	2	5	10	Amber	Design Team	Design Team	Mitigated	Contract will include additional time for any delays
9	strategic & financial	Internal client concerns	3	3	9	Amber	THA	JRA	Mitigated	THA have experience of delivering construction contracts using suitably a skilled Design Team
10	project	Health & Safety Risk During Construction	2	4	8	Amber	Design Team	Principal Designer (JRA) & Principal Contractor (TBC)	Mitigated	Risk assessment will be carried out, monitored and safe working practices maintained.
11	operational	Poor performance contractor	2	4	8	Amber	Contractor	JRA	Managed	Only suitably skilled contractors will be invited to tender and the tender process will ensure that the winning bidder has experience of delivering similar projects.
12	project	Poor project management of capital phase	2	4	8	Amber	Design Team	JRA	Managed	Design Team have a wealth of experience of managing similar projects.