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1.01	34.01	Unforeseen Third Party claims	09-Sep-14	Third party insurance claims due to loss of amenity and ground subsidence on adjacent properties caused by construction. Cost may be covered with insurance apart from the excess amount	4	1	5	A	£200,000	£500,000	£800,000	Any stage	Design Temporary works and perm works. Monitor throughout, minimise movement. LOR have confirmed this is insured. £10k excess each party. £25k excess for works. Surveys to adjacent properties carried out in advance	LOR	Most likely = a number of claims which equal £10k excess per year for 10 years.																																
1.02	10.13	Trust Brief	09-Sep-14	Trust changing the brief, operational policies, departmental policies through the construction process. NHS changes over the 10 years. Caused by technology, Trust board changes. Impact will be delay and additional cost	3	4	2	R	£100,000	£2,000,000	£5,000,000	Any stage	P21 change control procedure. Trust Board have been informed that no changes are to be made. Early warning will be issued. Review potential derogations.	TRUST	Changes in construction value above agreed delegated limits will be subject to Trust internal business case processes.																																
1.04	24.13	Discharge of planning conditions - Trust	09-Sep-14	Discharge of Planning conditions – Trust: Brief/Scope/drawings within approved Planning consent are changed by Trust or third party which increases costs/resources/programme. See planning costs tab for further details	2	2	4	A	£100,000	£300,000	£1,000,000	Any stage	Extend wind tunnel testing to cover Bristol Estate to assess potential mitigation measures that may be required.	TRUST	NOTE - impact will be on both Trust Capital and Trust Revenue for longer term discharge of Planning conditions. Wind impact upon Bristol Estate presents most likely																																
1.20	34.89	Discharge of planning conditions - LO'R	09-Sep-14	Discharge of Planning conditions – LO'R: Unable to discharge planning conditions owned by LO'R which increases costs/resources/programme. Caused by delay in design or change in Planning perception	3	2	4	R	£500,000	£1,500,000	£3,000,000	Any stage	Get agreement from Planners early.	LOR	prelims																																
1.13	10.13	Operational	09-Sep-14	Trust operational restrictions may be different to agreed during delivery - impact on design, construction methodology or programme, delay to programme and possible change to design	3	2	2	A	£100,000	£500,000	£2,000,000	Any stage	Ensure in GMP and contract that methodology is specific inc access and changeovers. Operational restrictions to be kept under constant review - project meetings. Ensure strong staff engagement / communications in place. Gain support from CEO and Ops Team.	TRUST																																	
1.14	10.01	Section 278	09-Sep-14	Delay in obtaining final approval for works to Highways (section 278), leads to method change and post-contract changes, additional work to re-design, delay to construction.	3	2	2	A	£0	£50,000	£1,000,000	Stage 1 Beginning - Jan 16	Engage early in the process.	TRUST	Risk should be closed by GMP																																
1.15	12.25	Programme	09-Sep-14	Trust do not vacate all of site in a timely manner as part of the decant leads to delay to start of construction, cost of inflation, increased duration of decant and associated costs. (Main issue is nuclear med)	3	2	4	R	£100,000	£250,000	£500,000	Stage 1 Beginning - Jan 16	Joint risk mitigation meetings. Liaison with Trust Ops	TRUST																																	
1.17	10.19	Comments on Fire	09-Sep-14	Fire Brigade / Officer requirements change during construction - up to sign off & acceptance of fire strategy. Leads to delay to programme and possible change to the design	3	1	3	A	£25,000	£50,000	£500,000	Stage 1 Beginning - Jan 16	Continuous liaison with Fire Brigade via Trust fire officers	TRUST																																	
2.01	24.12	Legal Requirements	09-Sep-14	There may be delay in negotiating and agreeing legal requirements including SPV, Wayleaves etc, leads to delay to start on site or unable to sign contract. Caused by ground anchors under Kajima building	2	1	3	A	£0	£250,000	£500,000	Stage 1 Beginning - Jan 16	Identify in the programme the milestones for the TRUST	TRUST	Most likely this will be agreed pre-GMP and commencement of works.																																

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2.05	12.11	DoH Policy changes	09-Sep-14	Department of Health imposes policy changes pre-GMP. Leads to change in design and potential increased cost.	3	1	3	A	£50,000	£100,000	£500,000	Stage 1 Beginning - Jan 16	Investigate comparative cost/programme implications of accommodating change during construction or post-completion. Continue negotiation with Commissioners to complete alignment of commissioning plans	TRUST	Risk should reduce at GMP																																								
3.01	34.02	Failure to design to HBNS / HTMs (not approved as derogations)	09-Sep-14	Failure to design to HBNS / HTMs (not approved as derogations) - Caused by conflicts in documents - HBN, HTM, bldg regs (at Stage D design). Large project and many standards. Leads to programme delay. If found during design - stop, decide and re-design. Increased capital cost	3	2	2	A	£750,000	£1,500,000	£3,000,000	Demolition / Enabling	Ongoing maintenance and signing of derogations register.	LOR	Risk has reduced since 2013 due to going through process and opportunity to derogate. If Trust delay agreeing derogations this will be a CE																																								
3.04	34.05	Performance of Designers	09-Sep-14	Performance of design team may be lower than anticipated. Caused by performance of individuals, disruption to the team due to re-starting. Redesign & programme, Reputation impact. Potential re-work during / after construction	3	1	2	A	£250,000	£400,000	£800,000	Stage 1 end - Q3 19	QA of designers; lessons learnt on other projects.	LOR	Min = 1 week @ £100k Most likely cost = 4 weeks @ £100k Max cost = prelims is 8 weeks @ £100k Programme impact of unpacking the design and identifying faults in design																																								
3.05.1	34.06	Ground Conditions	09-Sep-14	Unforeseen ground conditions on areas which LOR have access. Includes contamination, soft ground, obstructions (archaeology, UXO), swallow holes, radioactive materials. Leads to extra time and cost	3	2	3	A	£500,000	£1,000,000	£2,000,000	Stage 2 beginning - Q1 20	SI of available ground has been carried out.	LOR	Worse case figure calculated from experience at Romford Hospital - cost to contractor.																																								
3.05.2	10.02	Ground Conditions	09-Sep-14	Unforeseen ground conditions on areas which LOR DO NOT have pre-contract access. Includes contamination, soft ground, obstructions (archaeology, UXO) swallow holes, radioactive materials. Leads to extra time and cost. LOR cannot have access to these areas until Trust handover the building.	3	2	3	A	£50,000	£100,000	£500,000	Stage 2 beginning - Q1 20		TRUST																																									
3.06	14.16	Ability to meet standards - legal / statutory	09-Sep-14*	Statutory Regulations and/or legal requirements may change causing the Trust to adapt their brief & impacts on design and construction. Additional costs	3	1	2	A	£25,000	£50,000	£100,000	Stage 1 Beginning - Jan 16	Review changes to Fire Regs / Fire Engineered solution	TRUST	Closed at GMP																																								
3.13	14.17	Setting out of buildings	09-Sep-14	The proximity of the existing (and decant) buildings is not as the current information provided by the Trust which may change the design. Resulting from Design status (stage D) at GMP. Could lead to redesign of the scheme.	1	1	2	G	£0	£0	£300,000	Demolition / Enabling	Plot red line drawing, set out buildings. Coordinates of intersection points. Check information in LOR and the Trust. Survey to be carried out pre-mobilisation. Design to be carried out post-remobilisation	TRUST	3D model carried out to mitigate this. Closed at GMP																																								
3.16	10.03	Existing structures	09-Sep-14	Condition and location of existing structures is different to that assumed in LOR design causes demolition methodology to change with regards to existing retaining walls and Trust requirements. LOR cannot have access to these areas until Trust handover the building.	3	1	3	A	£0	£50,000	£100,000	Stage 2 beginning - Q1 20		TRUST																																									

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3.17	14.18	RPA process - Nuclear medicine / aseptic unit	09-Sep-14	Failure to meet deadlines and quality of specification/URS for Nuclear medicine / aseptic unit for Main Scheme. Risk continues through design, construction and up to handover for compliance and sign-off by RPA. Post-GMP delay to programme.	2	1	3	A	£0	£50,000	£100,000	Stage 1 end - Q3 19	Process in place for design, agree with the TRUST.	TRUST	Closes at sign off (end Stage 1)																		
1.18	34.56	Building Control	09-Sep-14	Failure to obtain Building Control sign off. Leads to delay to programme, additional cost.	3	2	3	A	£500,000	£1,000,000	£2,000,000	Stage 3 - 2023		LOR																			
3.20	34.53	BIM coordination	09-Sep-14	There may be a lack of co-ordination of new services in BIM compared to structure/architecture. Caused by the partial stage E	3	2	1	A	£100,000	£300,000	£500,000	Stage 1 Beginning - Jan 16	QA design and coordinate between services REVIT model	LOR	Closed at GMP																		
3.22	34.55	BIM - IT advances	09-Sep-14	IT advances mean that REVIT models within BIM will need to be migrated leads to loss of information. Caused by length of programme. Potential link to GSL. Consequence increased time and cost	4	2	1	A	£200,000	£500,000	£750,000	Stage 3 - 2023	Plan additional resource to manage and train when it happens. Back ups, Undertake dry runs. Managed process to roll out. GMP to include cost of migration	LOR	Most likely assumes 3 updates / training pre phase 1, 2, 3																		
3.30	14.24	Lift traffic analysis	09-Sep-14	Lift traffic analysis may not be correct as report is dated 2008. Affected by going to GMP at stage D. Impacts on the design and cost.	1	1	1	G	£0	£0	£100,000	Stage 1 Beginning - Jan 16	TRUST - Instigate the further analysis required against new design Analysis to be carried out pre-remobilisation. Design implications to be reviewed out post- remobilisation Incorporate into wayfinding strategy	TRUST	LOR have completed further analysis and report to be issued to Trust																		
3.31	34.73	Tolerances	09-Sep-14	Misalignment of tolerances between works packages. Leads to rework on site and additional cost and programme.	3	2	2	A	£100,000	£250,000	£500,000	Any stage	Review and compare works information for GMP	LOR																			
3.36	32.04	Equipment	09-Sep-14	Equipment is based on BoQ Rev. F03. Could lead to additional/changed equipment added post GMP. Could lead to additional / construction costs (depending on timing / and type of change)	3	2	4	R	£500,000	£1,000,000	£5,000,000	Stage 2 end - Q4 22	Check equipment once 1:50's have been produced	TRUST	Equipment purchasing throughout project - mainly in stages 1 and 2																		
3.37	10.04	Stage D Design	09-Sep-14	Uncertainty of design (currently sits at Sept 2011) due to going to GMP at partial Stage E. Leads to increased time and cost of design and construction.	2	2	4	A	£500,000	£1,000,000	£4,000,000	Demolition / Enabling	Trust team have recently undertaken a review of the design and have clearly identified amendments to be made. Sign-off with user groups, clinical design process (2011 info)	TRUST	Current uncertainty is the difference between Sept 2011 design and therefore partial Stage E GMP and the quantum of changes to be made which will not be clarified until remobilisation. Costs based upon cost of redesigning hospital (max is for whole hospital). Closed at GMP																		

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3.42	14.11	TKT	09-Sep-14	Hospital Operations in TKT are disrupted by noise and vibration from either Helipad or TKT construction sequence. Possible impact of decanting TMBU	4	3	4	R	£500,000	£2,000,000	£5,000,000	Demolition / Enabling	Reference HIA report for mitigation strategy. LOR have received report and have produced a strategy of mitigation measures Isolate babies in ward from the works. Trust to find out seasonality of babies – determine quietest times for TMBU – clear out cot rooms and carry out a test drill to get acoustic reading 60DBA per something...(guidance says 40DBA) Current status is 65-70DBA	TRUST	Cost is based on cladding to																													
3.45	10.05	Helipad	09-Sep-14*	Extension of 2 x TKT public lift. Existing construction details are not sufficient. (Link tunnel into ground floor of stage 1) This would result in digging a bigger pit - additional cost and time for design.	2	1	1	G	£25,000	£50,000	£100,000	Demolition / Enabling	Further Design Development will test this assumption: LOR to check cost plan and include for redesign and extending the pit. Risk relates to risk of having incorrectly estimated the cost.	TRUST	Clarify that this risk affects just 2 x public lift and not additional FM lift or fire fighting lift. LOR to advise estimate of cost.																													
3.46	10.06	Existing services	09-Sep-14	During construction the condition, location and performance of existing services may be found to be poor. (LOR have carried out all surveys possible) This will result in additional work	4	2	3	R	£150,000	£250,000	£500,000	Any stage	Additional work may be needed to remedy Service diversions in enabling works	TRUST	Most service diversions works are carried out early on																													
3.47	14.22	Helipad	09-Sep-14	Following the wind tunnel test, further Helipad design may alter location / height / treatments / services. If design changes significantly it will need to go back to Planning for the helipad. Potentially additional design and construction cost and programme	3	2	2	A	£0	£250,000	£500,000	Demolition / Enabling	Wind tunnel test completed and report on search & rescue policy has been published - indicate that helipad may reduce in size. If necessary further design needed with CAA and BHCC. Consider impact on Planning (aesthetics of helipad)	TRUST	in particular existing building maintenance units (BMUs) may need to be replaced																													
3.49	10.07	Helipad	09-Sep-14*	Fire Strategy interface for TKT needs to be integrated with design and operational parameters for TKT incorporating the addition of the Helipad, Trauma Lift and flues. Additional work required to meet revised fire strategy	3	1	3	A	£50,000	£100,000	£250,000	Demolition / Enabling	Need to investigate with design team and Trust fire officer urgently.	TRUST	Needs to be incorporated but not at high cost. Revised fire strategy has been received and will be issued to the Trust Risk will transfer to LOR at GMP																													
3.52	14.37	TKT	09-Sep-14*	Condition of existing structures TKT may not be as per current records show and does not perform as predicted by the design. Caused by column size changes as you go up the report. (Note - Weight of helipad is designed to sit on inner columns)	2	2	4	A	£25,000	£150,000	£250,000	Demolition / Enabling	Carry out structural tests while undertaking refurb works in level 10 (Cardiac) TKT and during any other projects in 15,6,14,13 TKT. LOR to check invasive survey report from WSP - Dean Compton	TRUST	Minimum case is a structural survey. Most likely is for some structural enhancements. Worse case is phased structural upgrade of TKT supported by a decant. Risk may transfer to LOR at GMP after reading the report																													

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3.54	10.08	Protected Species	09-Sep-14*	Programme delay caused by removal of protected species across the whole site - covered with Planning condition - (eg. Peregrine Falcon / nesting birds. Note - breeding timings). Note - Trust is obligated to undertake removal	2	1	1	G	£0	£10,000	£50,000		Need to install bird box for Peregrine Falcon post Sept 2013 and before March 2014.	TRUST	Bird box mitigation costs £300. Closed in Oct / Nov 14
3.55	14.34	Birds	09-Sep-14	Bird protection measures on the building allowed for in the GMP may not be sufficient. Protecting the new building from seagulls	2	1	1	G	£0	£10,000	£50,000	Any stage	Review after stage 1	TRUST	
4.05	34.11	Exposed coastal environment	09-Sep-14*	Deterioration of building fabric or M&E. Caused by materials failing to meet specification required for coastal environment. Building Control officers requirements. Leads to additional time and cost in defects period.	3	3	2	A	£2,000,000	£6,000,000	£8,000,000	Any stage	Specify adequate materials. Allowances included in packages for materials suitable for the environment	LOR	Closed at GMP
4.12	34.18	Construction activities - general	09-Sep-14	Unplanned disruption to hospital staff/public during construction above agreed limits (in excess of Planning Condition in EIA). Operational risk to Occupants - Noise and vibration transmission to internally occupied area via open windows or through structure. Disruption to Trust critical/non critical depts. This could delay the project and add to costs to use different working methods	2	1	3	A	£50,000	£100,000	£250,000	Any stage	Planned and managed disruption	LOR	Cost includes allowances for changing working methods, minor delays that will occur due to working in live hospital environment. Excludes TKT which is currently a TRUST risk
4.14	34.21	Loss of services	09-Sep-14	Unforeseen loss of services (electricity, water or gas) due to works including damage to services. Disruption to hospital / surrounding area	2	1	3	A	£50,000	£200,000	£200,000	Any stage	Method statements, permits to work. Introduce outage schedule with regular meetings with the TRUST. Develop contingency plan	LOR	Assumed to be covered by third party insurance

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4.15	34.22	Roads	09-Sep-14	Potential impact on existing roads - access / condition (both inside and outside the hospital) - leads to extra cost, minor works to curbs etc.	2	1	1	G	£50,000	£100,000	£250,000	Stage 3 - 2023	Develop contingency plan	LOR	Major work to be included in section 106 (delivered under 278).																																
4.17	34.24	Supply of Local Labour	09-Sep-14*	There may be a lower supply of local labour than planning conditions require (obligation in section 106). Extra cost to transport labour in from elsewhere. 20% local contribution is Planning commitment.	3	2	3	A	£100,000	£220,000	£500,000		Obtain full definition of "local" and "20%" commitment. Understand how this is monitored. Through enquiry and mid-tender interview requirements to be passed onto the supply chain	LOR	Cost based upon housing workers locally over 10 years.																																
4.21	14.36	Disruption	09-Sep-14	Disruption to Construction works due to Operation of live hospital. Caused by hospital emergency or epidemic. Delays or stops of construction works	3	1	4	R	£50,000	£100,000	£250,000	Any stage	Manage through construction; Consult with user groups	TRUST																																	
4.23	34.69	Flooding	09-Sep-14	Flooding of the construction site due to topography. This would delay construction and may require pumping etc (note TKT Tunnel)	2	1	1	G	£100,000	£250,000	£500,000	Stage 2 end - Q4 22	Design includes removal of all soakaways included in the South service road All stage to Stage 2	LOR	Insurance Excess is 25k for construction works. Assume additional cost of pumping and dealing with flooding																																
4.24	34.70	Cranes	09-Sep-14	Downtime for cranes is greater than allowed for in the programme in GMP. Caused by being winding off.	3	2	3	A	£100,000	£500,000	£750,000	Any stage		LOR	Max = 20 weeks of pure crane downtime. Allowances 15% for 6 cranes																																
4.25	34.86	Cranes	09-Sep-14	Use of cranes is stopped due to Helipad use. Delay to construction programme	3	1	3	A	£50,000	£100,000	£250,000	Any stage		TRUST	In the event of trauma arrivals during phase 1. Review costs																																
4.26	34.20	Environmental impact	09-Sep-14	Scheme impacts on surrounding area to a greater extent than indicated in the Environmental Impact Assessment targets (noise, dust, vibration).	3	1	2	A	£50,000	£200,000	£400,000	Any stage		LOR	Costs for changed construction methods																																
4.27	12.12	Commissioning	09-Sep-14	Delay to commissioning of Main Scheme (Trust) - Leads to delay of hospital opening. Activity may be reduced and lost income.	2	2	5	R					Robust commissioning plans TRANSITIONAL COSTS - not in QRA	TRUST	Capital costs above estimated transitional costs. Commissioning and occupation process drives the activities between project stages																																
5.03	14.40	Construction Inflation	09-Sep-14	Construction Inflation increasing beyond estimation in FBC after the initial 2 years. Excludes VAT. Leads to increased cost outside GMP.	4	3	3	R					INFLATION RISK IS ACCOUNTED FOR OUTSIDE THE RISK REGSITER After initial 2 years - agree packages fixed for another 2 years. Or review at stages	TRUST	Currently P21 framework fixes price for 2 years after GMP agreement, post 2 years = Trust risk. Most likely 1% of first 2 years turnover. This needs agreeing between the parties.																																
5.05	14.42	Exchange rates	09-Sep-14*	Exchange rates volatility throughout project. Contractors from EU. (Majority to go through brokers in the UK). Increased costs.	2	2	3	A	£0	£200,000	£500,000	Any stage	Determine amount of project which is going to be ordered from abroad (eg helipad, glass)	TRUST	Maximise placing of orders in sterling - passing risk to the supply chain. Minimum cost represents possibility that exchange rate moves positively. Risk transfers to LOR at GMP																																
5.11	34.75	Market conditions	09-Sep-14*	Market conditions - National impact of other large projects, lack of supply chain in location, caused by long duration of the project.	3	2	2	A	£500,000	£1,500,000	£3,000,000	Any stage		LOR	Based on additional cost to go to alternative supply chain routes Review at GMP - risk should close at GMP																																

NB If an LOR risk does not materialise then unused risk pot will be shared between Trust and LOR through Pain/Gain Share Mechanism - up to 5% split 50/50. Over 5% saving goes 100% to the Trust.

Risks are assessed based upon stage D status

No	PPT Ref	KEYWORD	Update	RISK	Contract Value				Min	Most likely	Max	Timing	RISK CONTROL MEASURE	Owner/ Leader	COMMENTS (Incl. notes on basis of quantification and valuation of risk provision)																																
					£244,000,000																																										
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5.16	34.77	BIM subcontractors	09-Sep-14	Lack of engagement to BIM by subcontractors - lack of expertise. Additional time to train subcontractors to work with BIM	4	2	2	A	£100,000	£150,000	£250,000	Any stage	Workshops and training with the supply chain	LOR	Cost to train subcontractors, time to develop and implement training																																
4.29	34.33	Security	09-Sep-14	Vandalism and damage on site during construction. Leads to additional cost and delay	3	1	1	G	£50,000	£100,000	£200,000	Any stage		LOR																																	
4.30	34.35	Logistics	09-Sep-14*	Construction Logistics - assumptions made in pricing Construction Environmental Management Plan (CEMP) are exceeded. (Note - CEMP was accepted by Planning). Leads to increased costs	2	1	1	G	£100,000	£200,000	£300,000		Construction logistics plan to be presented.	LOR	Risk to close at GMP																																
4.31	14.14	Security	09-Sep-14	Vandalism and damage on site before LOR take possession of the site - squatters, fire on site	1	1	1	G	£0	£0	£50,000	Demolition / Enabling		TRUST																																	
4.32	14.09	Asbestos & contamination	09-Sep-14	Asbestos and contamination - unknown extent of asbestos and contamination in existing buildings. (No allowance made in GMP for removal). Asbestos surveys are costed and programmed in the GMP. LOR cannot have access to these areas until Trust handover the building.	5	2	2	R	£200,000	£500,000	£1,000,000	Any stage		TRUST																																	
3.57	10.10	Existing ENT dept operation	09-Sep-14	There may be additional control measures required over and above that currently included to maintain operation of existing ENT building during construction of stage 1. Leads to design, testing and construction.	3	2	1	A	£50,000	£150,000	£250,000	Stage 1 end - Q3 19	Check control measures allowed for in GMP (some booths move into the annex). Review report from WSP on ENT building - adjust values if necessary	TRUST	Allowances based upon extensive sound attenuation rather than a decant.																																
4.34	34.28	SWMP	09-Sep-14	There may be a risk that the Site Waste Management Plan (SWMP) targets are not delivered. Impact is a penalty and possible change to methodology	2	1	1	G	£125,000	£250,000	£500,000	Any stage		LOR																																	
3.59	14.43	Maintenance	09-Sep-14	Maintenance access during construction may not be acceptable to the Client. This could lead to additional time and cost to enable the hospital to operate	2	1	2	G	£20,000	£50,000	£100,000	Any stage	Process set up to review access and maintenance with the Trust.	TRUST	additional costs to provide access routes																																
1.19	32.06	Equipment	09-Sep-14	Delay to equipment delivery (Group 2, 3, 4) and installation (Group 3, 4). Caused by Trust delays. Leads to programme delays in construction and / or commissioning	3	2	4	R	£100,000	£500,000	£750,000	Any stage	Set up monitoring processes to track progress with selection, ordering and delivery of equipment.	TRUST	Prelim costs																																
1.21	10.11	Stat Authorities	09-Sep-14	Statutory authorities - failure for stats to deliver to programme, leads to a delay to the Main scheme programme.	3	1	4	R	£0	£100,000	£250,000	Any stage	Trust to consider letting an enabling works contract separately and early Check Stat Auth works in Main Scheme, timescales and who will be placing orders	TRUST	Trust to place orders.																																

NB If an LOR risk does not materialise then unused risk pot will be shared between Trust and LOR through Pain/Gain Share Mechanism - up to 5% split 50/50. Over 5% saving goes 100% to the Trust.

Risks are assessed based upon stage D status

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4.35	10.17	Services	09-Sep-14	During construction planned services changeovers could disrupt hospital operations and cause cost and programme delays for LO'R.	2	2	2	G	£200,000	£400,000	£800,000	Stage 2 end - Q4 22	Design and construction sequencing to be coordinated closely with Trust Operational procedures Stage 1 & 2	TRUST	Over the entire construction period during the services diversion periods (2 years - TKT x 2, South Service Road), it is assumed that this happens once every three months for a duration of 1 week as a worse case scenario = 8 weeks.																														
4.36	14.06	BREEAM	09-Sep-14	Failure to achieve BREEAM Excellent rating on 2011 scheme (registered) - LOR	3	2	2	A	£500,000	£1,000,000	£2,000,000	Any stage	Ensure coordination between PSCP and Trust to fulfil BREEAM requirements	LOR																															
6.01	34.57	BREEAM	09-Sep-14	Failure to achieve BREEAM Excellent rating on 2011 scheme (registered). Management procedures - TRUST	1	1	2	G	£5,000	£25,000	£50,000	Any stage	Ensure coordination between PSCP and Trust to fulfil BREEAM requirements Review BREEAM operational (Trust) requirements in OBC refresh and include in the plan	TRUST	Cost of workshops and a report																														
4.37	34.88	Weather	09-Sep-14	Adverse weather conditions is above that anticipated (less than 1 in 10). Leads to delay	3	2	3	A	£500,000	£1,000,000	£2,000,000	Any stage		LOR	Min is 1 week delay Most likely is 3 weeks delay Max impact is 10 weeks delay Above 1 in 10 will be a CE. Note - biggest risk on water-tightness.																														
4.38	10.31	Noise and Vibration	09-Sep-14*	Noise & vibration in demolition - There may be additional control measures required over and above that currently included to maintain operation of departments in stage 1 during stage 3 construction. Leads to design, testing and construction.	3	2	2	A	£500,000	£1,000,000	£1,500,000		LOR to undertake study (post-mobilisation) to determine extent of the risk and identify most appropriate mitigation measures.	TRUST	Specialist demolition costs to reduce noise impact over and above LOR demolition costs included in GMP. Time limited risk relating to demolition of LINAC bunkers/cancer centre. Closed at GMP?																														
5.17	TBC	Waste	09-Sep-14*	There is a risk that the offsite disposal of cart-away waste costs may increase / decrease.	3	1	0	G	£500,000	£1,000,000	£2,000,000	Any stage		LOR																															
3.60	TBC	CDM Close Out	09-Sep-14*	There is a risk that there the CDM risks are not designed out resulting in operational or methodology costs	3	3	0	A	£750,000	£1,000,000	£1,500,000	Any stage		LOR	Closed at GMP																														
5.08	5.08	Quantification / scope		There may be unforeseen interface gaps between packages throughout procurement. Could be caused by lack of definition of roles and responsibilities. Assumptions made during procurement process lead to additional cost DUPLICATION - inc 5.07 (review costs) Re-opened 2 Oct 14	3	2	1	A	£750,000	£1,000,000	£1,500,000	Any stage		LOR																															
NEW		Bathroom Pods		Podded Bathroom solution may not be able to be procured within budget New 2 Oct 14	3	2		A	£500,000	£750,000	£1,000,000	Any stage		LOR																															
								NA																																					
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Likelihood and Impact Scoring

LIKELIHOOD

Scale	Likelihood	Description
1	10%	Improbable
2	25%	Remote
3	50%	Occasional
4	75%	Probable
5	100%	Certain

IMPACT

Severity Scale	COST	PROGRAMME
0	No impact	No impact.
1	Less than £122k (< 0.05% of Contract Value)	Minor non critical path delay
2	£122k to £1220k (0.05% to 0.5% of Contract Value)	Major non critical path delay
3	£1220k to £4880k (0.5% to 2% of Contract Value)	Minor critical path delay
4	£4880k to £9760k (2% to 4% of Contract Value)	Major critical path delay that can be overcome
5	Greater than £9760k (>4% of Contract Value)	Major critical path delay that cannot be overcome

MAIN SCHEME



Risk Headings

Cost Impact Values -

Ensure that you have inserted a value into the cell "Contract Value" - (On the Risk Register Sheet) and % ranges will be inserted on this Sheet

1. CLIENT/ THIRD PARTIES
2. CONTRACT
3. DESIGN
4. CONSTRUCTION/ PROGRAMME
5. PRICING/ ESTIMATING