

Broomfield House Stage D Report final 01

Appendix K

Risk Register

for The London Borough of Enfield

Risk Register : **Revision - E**
 Project Title: **Broomfield House Restoration**
 Client: **London borough of Enfield**
 Risk Review Date: **Stage E**

Risk Description									
Risk ID No	Risk Title	Risk Description	Effect	Probability Score	Impact Score	RAG	Mitigation Action	Mitigation Action Owner	Notes
1	Funding	LDA grant does not materialize	Project is unviable	2	3	Yellow	Confirm commitment to funding as early as possible. GLA expected to release funds in April 2011	Mike Brown	
2	Budget	Cost exceeds funding		2	2	Yellow	Continually monitor design and costs	Cost Manager	
3	Housing	Lack of interest from RSL housing providers	Conversion to Sheltered Housing is un-viable.	2	2	Yellow	Early contact with potential housing providers to gauge interest. Possibility of LBE managing housing. Essentially we need to know what can be achieved within the constraints and then soft market this to possible interested RSL's. Initial discussion with RSL confirmed interest.	Project Manager	
4	Covenants	Covenants block proposed development and uses of Broomfield House and the Stable Yard area.	Covenant proposal could be lobbied against and project is blocked.	2	3	Yellow	Include LBE legal advisers on Development Team to advise on the impact of covenants. Counsels advise has been sought and has identified tow routes: 1. Appeal to lands Tribunal. 2. Appropriation. Further legal advise is required to be sought to determine any effect opposition to appropriation.	LBE	
5	Utilities	Insufficient capacity of local infrastructure to support proposed development without additional infrastructure costs. Electricity/Gas/Water/Drainage/Telephone/Data	Additional Costs	2	2	Yellow	LBE Property Services will initiate a 'due diligence' search.	KM + Rambolls	
6	Planning	Planning & Listed Building Consent conditions	Additional cost in preparing reports to clear conditions.	2	1	Green	Establish likely conditions in advance by discussions with LBE planning department and English Heritage.	CW+MB +Project Team	
7		GOL will assess whether application should be called in.	Delays to planning process	2	1	Green	Include development control in early design development	CW+MB	
8	Local Community	Local opposition and negative public opinion	project gets bogged down by adverse publicity	2	3	Yellow	F+G to appoint community engagement specialist	VV	
9	Vacant Possession	Vacant possession to enable development. 1) Park Lodge Cottages - two currently occupied. 2) The Bothy - currently used for Park's department mess room. 3) Stable Block - used to store Parks' department equipment.	Additional Costs and project is delayed.	3	3	Red	Review what alternative accommodation can be offered to existing tenants. Locate Parks functions elsewhere.	TC	

10	Ecology	Delay and additional costs of survey/ecology work. Possible flora/fauna are detected.	Delay and additional costs of survey/ecology work	2	3		Carry out detailed ecology survey and if protected flora/fauna are detected form strategy for their relocation.	MB, KD	Bat Emergence Surveys and internal surveys to some buildings are outstanding. Surveys are constrained to seasonal constraints linked to the species active period. Surveys to be undertaken within the period of May - October.
11	Archaeology	Archaeology - possibility of the need for pre-development archaeological survey/excavations.	Delay and additional costs of survey/archaeological work.	2	2		Seek guidance from English Heritage and build in any requirements into development programme/cost plan. Initial response from English Heritage has been very positive.	MB	
12	Park & Historic Landscape	Parks & Historic Landscape	Delay and additional costs of survey work	2	2		Seek guidance from English Heritage and build in any requirements into development programme/cost plan.	HB	
13	Housing	Development won't meet local housing needs.	housing is unwanted - remaining vacant	1	2		Ensure that housing meets local needs - LBE Housing/social services are meeting this week to start scoping out a strategy - due for completion mid 2010. LBE housing have been consulted.	SC/ST	
14	Structural Safety	Deteriorating condition of the Broomfield House and Scaffolding.	Potential collapse of certain area's causing further damage to historic elements.	2	3		Awaiting structural engineers report, reinforcing of existing scaffolding required.	LBE/Project Team	
15	Transport - access for construction/emergency vehicles	Tudor arch restricts size of vehicles able to access Broomfield House / Park	Construction and emergency vehicles cannot fit through arch and the route from the only existing vehicle access is unsuitable for vehicles larger than a car	3	3		Construction vehicles will either be restricted in size, or larger vehicles will remain outside on Broomfield Lane and material will be loaded directly to/from the stable yard or transferred into/from smaller vehicles that can fit through the arch. A new emergency access is proposed across the park from the A1004 Alderman's Hill either modifying existing access or creating new access. The Tarmac footway will need widening and some work may be required to trees.	Project & Cleitn Team	
16	Sprinkler Systems	Building Control and/or Fire Officer may request inclusion of sprinkler system	Additional cost to install sprinkler system	2	3		Engagement of a fire engineer complete report and analysis on alternative access to satisfy authority that sprinkler system is not required.	Project & Client Team	
17	Planning	Planning & Listed Building Consent conditions	Additional cost in preparing reports to clear conditions.	2	2		Liaise closely with LBE planning department, English Heritage as required to discharge Planning and Listed Building Consent requirements, and other grant conditions	Project Team	
18	Detailed design sign off	Staged approvals of design details from Heritage Lottery Fund Monitors, and English Heritage officers will be required during detail design period	Delays to detail design programme	1	3		Project Execution Plan and Programme to indicate protocol for sign off and key milestone dates.	Project & Client Team	