

Risk Assessment

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation	
1	Contractor Capacity	Early discussion with contractors about programme of works.	Possible	Critical		Issue works to another contractor at cost plus
2	Planning Approval Delays	Early engagement with Planners. This only applies to structural works.	Unlikely	Critical		Liaise with planning
3	Delays Due to Site Conditions	Outdoor work is planned during summer periods to avoid snow, heavy rain and inclement weather	Possible	Critical		Re-programme schemes
4	Costs of Programme Delivery exceed available Resources	Existing contracts include fixed prices for most elements of the planned investment programme. Programme performance will be monitored through the year and works accelerated or slipped to future years to fit resource availability.	Likely	Major		Issue works to another contractor
5	Programme of Works not Delivered Within Timescale	Monthly contractor performance meeting and financial reviews. Service Improvement notice and performance Related Payment processes within the contract.	Possible	Critical		Follow contract dispute resolution process

6	No Access to Properties/Refusals of Work	Extensive consultation with tenants and robust procedures in place to deal with legal requirements (e.g. gas / electrical testing)	Almost certain	Major		Liaise with legal services
7	Possible Disrepair Litigation	Specific programmes to prevent successful challenge (reducing court & legal costs to allow focus of investment on improvements to properties) – key elements include soil stacks, heating & windows replacement programmes.	Almost certain	Critical		Liaise with legal services

Measures of likelihood/ Impact:

Description	Likelihood Description	Impact Description
High	Almost certain, is expected to occur in most circumstances. Greater than 80% chance.	Critical impact on the achievement of objectives and overall performance. Critical opportunity to innovate/improve performance missed/wasted. Huge impact on costs and/or reputation. Very difficult to recover from and possibly requiring a long term recovery period.
Significant	Likely, will probably occur in most circumstances. 50% - 80% chance.	Major impact on costs and objectives. Substantial opportunity to innovate/improve performance missed/wasted. Serious impact on output and/or quality and reputation. Medium to long term effect and expensive to recover from.
Medium	Possible, might occur at some time. 20% - 50% chance.	Waste of time and resources. Good opportunity to innovate/improve performance missed/wasted. Moderate impact on operational efficiency, output and quality. Medium term effect which may be expensive to recover from.
Low	Unlikely, but could occur at some time. Less than 20% chance.	Minor loss, delay, inconvenience or interruption. Opportunity to innovate/make minor improvements to performance missed/wasted. Short to medium term effect.