

APPENDIX 3: KEY RISKS

Risk	Impact	Severity	Likelihood	Management Strategy
Site Constraints <i>See Appendix 2 for technical risk register</i>	<ul style="list-style-type: none"> Only desktop due diligence has been conducted to date. Issues relating to the site including archaeology, arboriculture, contamination, buried structures and services may impact on design solutions and viability. 	H	H	<ul style="list-style-type: none"> Further detailed site surveys to be undertaken on mobilisation. Risk register and site constraints has been produced based on current information available. Adjust scheme to minimise site-wide infrastructure costs as site conditions become known.
Market conditions and sales risk	<ul style="list-style-type: none"> Slow-down in London and/or local housing market could impact sales prices and absorption rates, impacting viability. Slows progress of overall scheme, and start on site date may be delayed until market conditions recover. 	H	M	<ul style="list-style-type: none"> Agree business plan and value mechanism that allows for market price movements. Tailor proposals to respond to market conditions with inherent flexibility. Implement pre-sales hurdle appropriate to market conditions to ensure security in delivery and mitigate cost and risk exposure.
Construction logistics and management	<ul style="list-style-type: none"> Disruption, nuisance and safety issues relating to construction traffic and activities. Particularly relevant to the adjacent St James C of E Primary School. 	M	M	<ul style="list-style-type: none"> Early and detailed liaison with the school to involve them in programme and planning activities. Dedicated construction management plan specifically and robustly providing best practise measures to eliminate and mitigate the relevant risks. Application of the Lendlease Global Minimum Requirements (“GMRs”) and Incident and Injury Free. Logistics planning to establish safe routes away from school and local pedestrian traffic including marshalling measures if required.
Scheme does not meet community and/or stakeholder’s expectations /requirements	<ul style="list-style-type: none"> Community disenchantment with the proposed scheme results in adverse publicity for the project. Project is potentially delayed as community and stakeholder expectations are re-worked into the scheme. 	M	L	<ul style="list-style-type: none"> Early and active stakeholder mapping (as detailed in the Stakeholder Engagement Strategy), together with dedicated internal resource, supported by a specialist community consultation team. Detailed early discussion with the Planning Authority to ensure a robust consultation process such that emerging consultation concerns are properly reflected in detailed proposals. Apply lessons learnt from previous schemes, combined with experiences of other key consultants. Active early engagement with other key stakeholders, especially Thames Water.