

	<h1>Project Risk Log</h1>			
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Project Name	Central Park Development - Depot Relocation	Likelihood	Impact
Project Manager	Ken Poole - Assistant Director, Community Services	A = Very High; B = High; C = Significant; D = Low; E = Very Low; F = Almost Impossible	I = Catastrophic; II = Critical; III = Marginal; IV = Negligible
Project Sponsor	Cliff Brown - Director of Community Services		

Risk Number	Risk Description	Initial Likelihood	Initial Impact	Date Raised	Risk Owner	Mitigating Action (Prevention, Reduction, Transference, Acceptance, Contingency)	Revised Likelihood	Revised Impact	Estimated Cost Impact	Estimated Time Impact (Weeks)	Current Status
1	Adverse change in Central Government Policy resulting in reduced funding for scheme.	D	II	10-May-08	Project Board	Acceptance - monitor ongoing position.	D	II			Live
2	Planning permission not granted resulting in the uneconomic viability of the project.	D	I	10-May-08	Ken Poole	Reduction - ensure that the proposed design maximises the chances of planning success.	E	I			Live
3	Planning permission granted with onerous constraints resulting in increase in costs to develop and reduced Net Cash Balance and the potential for a license for the new relocation.	C	II	10-May-08	Ken Poole	Reduction - ensure that the proposed design maximises the chances of planning success.	D	II	6 months		Live
4	Planning enquiry required resulting in delays to programming and additional costs for development.	D	II	10-May-08	Richard Alty	Acceptance - monitor ongoing position.	D	II			Live
5	Public enquiry or judicial review commissioned resulting in delays to programming and additional costs for development.	D	II	10-May-08	Project Board	Acceptance - monitor ongoing position.	D	II			Live
6	Houses not acquired in accordance with programme resulting in failure to achieve cashflow through consortium and potential implications on Net Cash Balance.	B	II	10-May-08	Richard Alty	Transference - ensure that the Development agreement meets ALL costs for depot build.	-	-			Live
7	General economic downturn resulting in a re-evaluation on economic viability of project.	B	I	10-May-08	Richard Alty	Transference - ensure that the Development agreement meets ALL costs for depot build.	-	-			Live
8	Compulsory Purchase Order results in public enquiry resulting in delays to programme and increases in cost.	D	III	10-May-08	Richard Alty	Acceptance - close monitoring and early warning of potential issues	D	III			Live
9	Proximity of development to substation resulting in adverse publicity, poor demand for developed premises and impact on saleability of development.	D	III	10-May-08	Richard Alty	Transference - ensure that the contract is clear on the potential cost implications for the work.	-	-			Live
Project Specific											
1	Downturn in market requirements for office accommodation resulting in reduced cashflow and Net Cash Balance.	B	II	10-May-08	Richard Alty	Transference - ensure that the Development agreement meets ALL costs for depot build.	-	-			Live
2	Joint Venture agreements not in place and signed resulting in poor contractual arrangements and high cost risk strategy.	C	I	10-May-08	Richard Alty	Prevention - ensure that the contract has been signed prior to commencement	-	-			Live

 DARLINGTON BOROUGH COUNCIL	<h1>Project Risk Log</h1>
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3	The details contained within the Development Agreement are unclear resulting in potential cost overspend being the responsibility of DBC.	C	I	10-May-08	Richard Alty	Transference - ensure that the contract is clear on the potential cost implications for the work.	-	-			Live
4	Delays associated with the relocation of newts resulting in programme and constructional delays and increase development costs.	B	II	10-May-08	Ken Poole	Reduction - actively pursue the necessary legal documents required to ensure the relocation of the newts/habitats is delivered to plan	D	II			Live
5	Drafting the contractual terms such that quality issues are mitigated.	C	II	10-May-08	Catherine Whitehead	Ensuring contractor is not able to substitute/effect changes without client approval.	D	II			Live
6	Tender exceed available budget for scheme.	B	II	16-Jun-08	Consortia/Ken Poole	Carry out value engineering process to reduce scheme value without affecting functionality	C	III			Live
7	Delay of project to programme potential slippages.	C	III	16-Jun-08	Consortia/Ken Poole	lead in period to commence on site is approx 6 month allows time to programme ample time to consider potential issues i.e. newts/utilities etc	D	II			Live
8	Global impact on material costs in particular oil based and steel products may increase tender prices.	B	II		Consortia/Ken Poole	Reduce specification to minimise where possible extent of materials in affect range.	C	II			Live
9	Relocation may impact on service provision from Depot.	C	II		Ken Poole/Shawn Carr	Full relocation plan agreed with all. Service managers relocating, plan to be maintained ongoing through relocation phase.	D	II			Live

