

Risk	Likelihood	When it may occur	How we intend to mitigate it	Likelihood of happening after mitigation
Planning/Listed Building permission is refused	Low	Before the project starts	Early contact with the planning authorities.	Very low
Quality of work is below standard	Medium	During the project	View examples of other work which the builder has completed. Issue a detailed work spec.	Low
Builder fails to honour the contract	Medium	During the project	Take references & undertake company searches where possible, to satisfy ourselves of the financial soundness of the firm.	Low
Failure to complete the project within 12 months due to severe weather conditions.	Medium	Project end	Start in the spring and undertake close project management throughout.	Low
Supply of materials is interrupted causing delays	Medium	During the project	Ensure contractor orders early and holds sufficient stock on site, where possible.	Low
Injury caused to the public by falling equipment.	High	During the project	Ensure the contractor employs safe working practices and is aware of, and adheres to, all H&S legislation.	Medium
Risk of theft of materials, or damage because of unauthorized entry to the site, when it is closed	High	During the project	Ensure that the site is secure when unattended and that ladders etc. are not left lying around.	Medium
Risk of accident or death from working at height.	High	During the project	Ensure the contractor employs safe working practices and is aware of and adheres to all H&S legislation.	Medium