

Key Issues for Implementation

Planning/Approval Risks & Mitigation	
Risk	Mitigation
Additional or changed permanent land acquisition / wayleaves, leading to programme delay, additional costs and CPO / Order Process impacts	<ol style="list-style-type: none"> 1. Pre determination of land ownership. 2. Legal agreements to acquire land. 3. Early identification of risks/issues and scheme progressed sufficiently at planning stage.
Permanent Scheme: Change to Environmental Impact, Mitigation Requirements and risk levels: Visual Impact, Contamination, Geology / Hydrology.	Early survey work. Monitor and control as necessary
Cost Risks & Mitigation	
Delay, cost escalation and change of scheme scope due to unknown ground conditions and geo-environmental considerations.	Review of risks and potential work scope with geotechnical specialists - discuss with team and Client - agree and implement scope where / if necessary.
Statutory undertakers apparatus (including significant SSE (electric) and SGN (gas) apparatus) impacted by proposals (i.e. diversions required), affecting deliverability, programme and cost.	Statutory Undertaker information to be obtained during detailed design following NRSWA process. Early liaison with affected utility companies.
Delivery Risks & Mitigation	
During Construction: Environmental impacts including fluvial flooding leading to delay.	Equitable and clear division of risks between employer and contractor, and appropriate programming to minimise risks, and contingency fund to deal with employer risks.
Adjacent construction of the Park and Ride facility	Early and ongoing liaison with Wokingham Borough Council